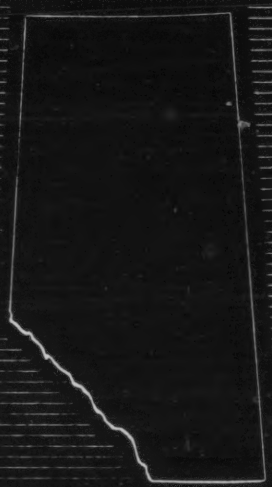

A Planner's Reference

to Planning Legislation and Related Provisions

In Alberta

Alberta
MUNICIPAL AFFAIRS
Research and Development
Planning Services Division

A PLANNER'S REFERENCE

A Reference to Planning Legislation and Related Provisions in Alberta

Research and Development Branch
Planning Services Branch
Alberta Municipal Affairs

February 1988

PLEASE NOTE: This reference document is only intended to provide a descriptive overview of legislation and policies affecting planning in Alberta. The information is presented in summary form. For specifics, reference should be made to the relevant statutes and formal policy statements.

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SUBJECT

LISTINGS

AGREEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of development permit	Planning Act	77	See DEVELOPMENT PERMITS -- Conditions of issuing	
As a condition of subdivision approval	Planning Act	92	See SUBDIVISION APPROVING AUTHORITIES -- Conditions of approval imposed by	CAVEATS
Between municipalities and Government of Canada	Alberta Mortgage and Housing Corporation Act	36	The council of a municipality, with the approval of the Alberta Mortgage and Housing Corporation, may enter into an agreement with the Government of Canada, Central Mortgage and Housing Corporation or a housing authority (pursuant to section 42 of this Act) for the purpose of undertaking projects identified in federal legislation.	ALBERTA MORTGAGE AND HOUSING CORPORATION HOUSING PROJECTS
For construction of parking facilities	Municipal Government Act	354	The council of a municipality may by by-law enter into an agreement with a non-profit corporation (defined as a corporation where the net profits will accrue to the municipality and upon dissolution will be given to the municipality) for the purposes of a guarantee to repay monies for the construction of parking facilities on municipal land.	PARKING
For development of municipal mineral rights	Municipal Government Act	253	Where a municipality has acquired mineral rights, the council may enter into an agreement with a person to carry out the exploration and recovery and may also enter into an agreement with adjacent mineral right holders for the purpose of joint recovery.	
For environmental protection	Department of the Environment Act	9	The Minister of the Environment may purchase or expropriate lands for carrying out any agreement between the Government of Canada and the province, for any program dealing with the conservation and management of natural resources and for the protection of the environment due to pollution and other causes.	ENVIRONMENTAL ISSUES
For establishing veterans on land	Public Lands Act	7	See VETERAN LANDS -- Agreement with Government of Canada for	
For extension of subdivision approval process	Planning Act	107	See SUBDIVISION APPROVING AUTHORITIES -- Failure or refusal to make decision by	

AGREEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For fire protection	Fire Prevention Act	6	The Minister responsible for this Act may enter into agreements with local municipalities for the purpose of fire protection.	FIRE PREVENTION/PROTECTION
For joint public works	Municipal Government Act	113	The council of a municipality may enter into an agreement with the council of another municipality, a school district, improvement district or special area for the joint construction, ownership, maintenance, operation or use of any public work or building that is of mutual benefit to both parties.	PUBLIC UTILITIES
For joint use of Crown lands	Surface Rights Act	18	See CROWN LANDS -- Joint use of	PUBLIC LANDS
For land use restrictions	Land Surface Conservation and Reclamation Act	7	The Minister of Environment may enter into an agreement with an owner of land to restrict the uses to which the land can be used for by the owner and his successors, in return for which the government would compensate the owner as per the terms of the agreement.	PUBLIC LANDS
For municipal acquisition of land	Municipal Government Act	132	Where the council of a municipality wishes to acquire land for any use permitted under this Act, it shall first negotiate with the owners to acquire the land by agreement and only if no agreement can be reached may the land be expropriated.	EXPROPRIATION LAND
For remedial work to reclaim land	Land Surface Conservation and Reclamation Act	48	The Minister of Environment may authorize the Chairman of the Land Conservation and Reclamation Council to enter into an agreement with a landowner to allow the government to condition or reclaim the land, or to prescribe the conditions of reclaiming the land and developed for a different use.	SOIL CONSERVATION
For restricting use of public land	Public Lands Act	20	See PUBLIC LANDS -- Land use agreements as a condition of sale of	
For water projects	Water Resources Act	90	A local authority, as defined in this section may enter into an agreement with the Minister responsible for this Act, for any water projects. The agreement shall state the cost of the project, the period of construction, the proportionate costs and the method of payments.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For water works on municipal land	Water Resources Act	74	The Minister responsible for this Act may enter into an agreement with the council of a municipal district, county, city, town, new town, village or summer village or the Minister of Municipal Affairs (for improvement districts and special areas) to provide for the management and control of municipally owned land when that land is to be used for any works pursuant to this Act.	WATER
Forest management	Forests Act	16	The Minister of Forestry, Lands and Wildlife, with the approval of the Lieutenant Governor in Council, may enter into a forest management agreement with any person to allow that person to establish, grow and harvest timber on forest land in order to provide for a long term yield.	FORESTS FOREST RESERVES
Interprovincial water	Water Resources Act	71	The Lieutenant Governor in Council may authorize the Minister responsible for this Act, to enter into an agreement with the Government of Canada to constitute a board whose purpose would be to study and advise on matters of interprovincial boundary waters and waters that flow through more than one province.	
Mines and minerals	Mines and Minerals Act	16	The Minister of Energy may enter into an agreement with respect to a mineral in any manner the Minister deems appropriate and subject to the terms and conditions of this Act and specifically sections 17-27.	
To form a joint municipal planning commission	Planning Act	28, 29	The council of a municipality may, by by-law, enter into an agreement with one or more municipal councils to form a joint municipal planning commission. The agreement shall specify the functions and duties of the joint municipal planning commission and may provide for the administration of the commission such as the manner in which members are appointed, remuneration and the conduct of business.	MUNICIPAL PLANNING COMMISSIONS
Water, cancellation of	Water Resources Act	69	Where the Crown has entered into an agreement with a person occupying provincial land for purposes under this Act and that person fails to meet his obligations, the Lieutenant Governor in Council may, by order, cancel the agreement in whole or in part.	WATER

AGREEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Water, for irrigation purposes	Municipal Government Act	252	See IRRIGATION -- Water for	
With board of directors of an irrigation district	Irrigation Act	44	The board of directors of an irrigation district may enter into agreements with the Government of Canada, the Government of Alberta or a local authority to share the costs of constructing, replacing or dismantling any irrigation works.	IRRIGATION
With governments	Municipal Government Act	116	The council of a municipality may, subject to the provisions of this Act, authorize the making of an agreement with the Government of Canada or the Government of Alberta or its agents for the purpose of maintaining or operating a public work, building or campsite or any other thing that is mutually beneficial.	BORROWING CAMPSITES/CAMPGROUNDS

AIRPORT VICINITY PROTECTION AREA

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Regulations	Planning Act	147	The Lieutenant Governor in Council may make regulations establishing airport vicinity protection areas within which land use and development is controlled and regulated having regard to aircraft noise and land uses compatible with airport operations. The Edmonton International Airport Vicinity Protection Area Regulation (EIAVPAR) and Calgary International Airport Vicinity Protection Area Regulation (CIAVPAR) were established to regulate land uses and development within a prescribed area around the respective airports. Notwithstanding any land use by-law, regional plan or statutory plan, all land uses must conform to the airport vicinity protection regulations.	AIRPORTS NOISE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Land use restrictions in proximitiy of	Planning Act	147	See AIRPORT VICINITY PROTECTION AREA -- Regulations	
Municipal operation of	Municipal Government Act	219	The council of a municipality may by by-law, acquire or lease land for an airport or seaplane base and any structures or buildings incidental to the operation of an airport or seaplane base.	
Powers of Minister concerning	Department of Transportation and Utilities Act	18	The Minister of Transportation and Utilities may acquire land for an airstrip or airport and any structures incidental thereto as well as regulate the use that may be made of the airstrips or airports.	

ALBERTA AGRICULTURAL DEVELOPMENT CORPORATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Purpose of	Agricultural Development Act		The Alberta Agricultural Development Corporation is a corporation established pursuant to the Agricultural Development Act with powers to: receive money for the purchase of farm land, set and collect fees in respect of a loan made under this Act, purchase or sell property pursuant to this Act, borrow money, mortgage its property, deal in shares of any corporation and generally engage in such activities dealing with agricultural land as specified in this Act.	BUILDINGS CROWN LANDS

ALBERTA MORTGAGE AND HOUSING CORPORATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Housing projects by	Alberta Mortgage and Housing Corporation Act		The Alberta Mortgage and Housing Corporation is a Crown Corporation established to provide affordable housing for low and moderate income families, senior citizens, the hard to house and other special needs groups. Alberta Mortgage and Housing Corporation provides affordable housing for these groups by developing, financing, maintaining and managing land and housing projects and by providing loan insurance. A major focus of the Corporation is to manage the existing land and housing projects and loan portfolios put in place by its predecessors, Alberta Home Mortgage Corporation and Alberta Housing Corporation.	AGREEMENTS EXPROPRIATION HOUSING PROJECTS
Land assembly and development by	Alberta Mortgage and Housing Corporation Act	43	Alberta Mortgage and Housing Corporation may undertake land assembly or land development projects including but not limited to housing, institutional, commercial, industrial park and service uses.	EXPROPRIATION HOUSING PROJECTS NEW TOWNS

ALBERTA PLANNING BOARD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Appointment of members to	Planning Act	13	The Lieutenant Governor in Council shall appoint members to sit on the Alberta Planning Board and designate a Chairman and one or more vice-chairmen.	
Cancellation of plan of subdivision by	Planning Act	120 - 122	See PLAN OF SUBDIVISION -- Cancellation of	
Conduct of	Planning Act	17	The Alberta Planning Board may make its orders or decisions with or without conditions and may set rules for its conduct of meetings. Furthermore, the Board may rehear any matter on which a decision has not yet been made or review, rescind or vary any order or decision provided no development has commenced since the original order or decision.	APPEALS
Decisions from committees of	Planning Act	16	A decision from a committee of the Board has the same status as a decision from the Board. All decisions shall be made by a majority vote provided there is a quorum and a tie vote is considered a negative vote.	
Endorsement of subdivision plan by	Planning Act	110	Although the applicant for subdivision must submit his application to the subdivision approving authority following an appeal to the Alberta Planning Board, the Board may endorse the plan of subdivision in the event that the subdivision approving authority fails or refuses to endorse the plan.	PLAN OF SUBDIVISION
Exemptions by, regarding development control	Planning Act	78	Subject to the exceptions noted in Section 78 of this Act, there may not be more than one dwelling unit on each lot. The Alberta Planning Board has the jurisdiction to exempt any person or land from compliance with this section.	RESIDENTIAL LAND USE
Power of, to waive subdivision regulations	Planning Act	145(2)	Where a subdivision approving authority feels that in the case of a particular subdivision compliance with the subdivision regulations would serve no purpose, it may request the Alberta Planning Board to waive compliance with one or more provisions of the subdivision regulations. If the Board refuses to waive the provisions of the subdivision regulations, the subdivision approving authority must refuse the subdivision application.	REGULATIONS

ALBERTA PLANNING BOARD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Role of, re: inter-municipal disputes	Planning Act	44	If the council of a municipality feels that the council of an adjacent municipality has taken an action under this Act that may be detrimental to the first municipality, it may refer the matter to the Alberta Planning Board for a ruling.	
Role of, re: new towns	New Towns Act		See NEW TOWNS -- Establishment and description of -- Planning and development of	
Role of, re: regional plan amendments	Planning Act	56	See REGIONAL PLANS -- Amendments to	
Role of, re: regional plan appeals	Planning Act	57	See REGIONAL PLANS -- Decision of amendments to, appeal of	
Role of, re: regional plan ratification	Planning Act	52	See REGIONAL PLANS -- Ratification of	
Role of, re: special planning areas	Planning Act	151	See SPECIAL PLANNING AREAS -- Registration of	
Role of, re: subdivision appeals	Planning Act	106 - 110	Any decision made by a subdivision approving authority, including any conditions, may be appealed to the Alberta Planning Board within 30 days of the written decision of the subdivision approving authority. The notice of appeal must contain the information specified in section 106 of the Act. The Alberta Planning Board must hold a hearing into the appeal and must notify those persons cited in section 108 as to the time and place of the hearing. Pursuant to section 109 the Alberta Planning Board must hear those people notified under section 108 if they desire to be heard. In its decision, the Board shall have regard to a regional plan and statutory plan but is bound by the uses of land prescribed in a land use by-law. Furthermore, it may confirm, revoke or vary the decision of the subdivision approving authority.	HEARINGS REGULATIONS

ALBERTA PLANNING FUND

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal requisition for	Planning Act	10	The purpose of the municipal requisition is to provide one source of revenue for the Alberta Planning Fund. Each municipality pays an amount equal to the applicable mill rate multiplied by the equalized assessment of the municipality for that year. The Minister of Municipal Affairs may by regulation specify the mill rate to be levied against each municipality and the class or type of municipality to which each rate is applicable.	
Payments into and from	Planning Act	10, 12	The Alberta Planning Fund is administered by the Minister of Municipal Affairs and based on funds collected from each municipality on an annual basis through the application of mill rates set for each class of municipality by the Minister. In addition, any money voted by the Legislature for this purpose may be transferred into the fund. The monies collected in the fund are used to provide for the operation of regional planning commissions and the carrying out of any plan or special study provided for under this Act.	

AMALGAMATION AND ANNEXATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Amalgamation by Lieutenant Governor in Council	Municipal Government Act	14	On receipt of recommendations by a boundaries committee or commission established by the Lieutenant Governor in Council, he may by order amalgamate land within the boundaries of one rural municipality with another or altering the boundaries of a rural municipality by annexing land thereto or taking land therefrom. An order in this section may contain such conditions as the Lieutenant Governor in Council may prescribe and may contain directions on taxation, elections describing boundaries and debentures.	
Amalgamation of irrigation districts	Irrigation Act	7	An application to amalgamate two or more irrigation districts shall be made by petition to the irrigation council for the district.	
Annexation by Lieutenant Governor in Council	Municipal Government Act	21, 22	An annexation order issued by the Local Authorities Board has no effect unless it is approved by the Lieutenant Governor in Council. The Lieutenant Governor in Council may approve the order, prescribe conditions, vary the order or refuse the order. Where the Lieutenant Governor in Council refuses an order, a new petition may not be initiated until one year has lapsed. The Lieutenant Governor in Council may by order grant an annexation without a request from the Local Authorities Board (section 22).	LOCAL AUTHORITIES BOARD
Effect of, on land use by-law	Planning Act	73	If, as a result of amalgamation or annexation, land is transferred from one municipality to another, the land use by-law affecting the amalgamated or annexed lands continues to apply and is administered by the council of the municipality receiving the land, until such time as the council amends its land use by-law to provide for the new area.	
Effect of, on municipal authority	Municipal Government Act	24	Where all the land in one municipality is amalgamated or annexed with another the council of the amalgamated or annexed municipality ceases to have any jurisdiction and the tenure of office of the council members ceases as of the date of amalgamation or annexation.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Effect of, on rights and liabilities	Municipal Government Act	25	The property, rights and liabilities of the amalgamated or annexed municipality are transferred to the "new" municipality including all taxes due. All lands designated as environmental reserve, municipal/school reserve pursuant to the Planning Act also pass to the "new" municipality. Any questions arising from the transfer shall be decided by the Minister of Municipal Affairs without appeal.	
Local Authorities Board Order concerning	Municipal Government Act	20(4)	Where the council of a municipality or the Minister of Municipal Affairs petitions the Local Authorities Board to have certain lands annexed to the municipality or to another municipality, special area or improvement district, the Board may by order grant the request. The Board, in its order, may impose such terms and conditions as it deems necessary and may include matters relating to debentures, assessment, rate of taxation and protecting the rights of the people in the annexed area.	DEBENTURES LOCAL AUTHORITIES BOARD
Role of regional planning commissions in	Planning Act	26(4)	A regional planning commission may of itself or at the request of the Minister of Municipal Affairs, Local Authorities Board or municipal council comment on any proposed annexation and may attend the hearing of the Local Authorities Board to speak to the matter.	REGIONAL PLANNING COMMISSIONS

APPEALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
By Registrar to the Court of Appeal	Land Titles Act	183	The Registrar may appeal a decision by a judge given under this Act to the Court of Appeal within the time and manner specified in appeals to the Court of Appeal.	
Development	Planning Act	83 - 85	An applicant for a development permit may appeal a decision or a lack of decision by a development officer to the development appeal board. An appeal to the board must be filed within 14 days of the decision of the development officer or within 14 days following the 40 day period where the development officer has not made a decision. The development appeal board must hold a public hearing and give notice to those persons affected as noted in Section 84 of this Act. Pursuant to Section 85 of this Act the Board is bound to follow the procedures set out in this section with respect to the hearing and the board's decision.	DEVELOPMENT APPEAL BOARD
Leave to appeal to the Court of Appeal	Planning Act	152, 153	On a question of law or jurisdiction only, a person may appeal to the Court of Appeal from a decision of the Alberta Planning Board or a development appeal board, in the manner prescribed in section 152 of this Act. The Court of Appeal, pursuant to section 153 of this Act, may only deal with the same evidence that was before the Alberta Planning board or a development appeal board. The decision of the Court of Appeal may be to confirm, vary, reverse or vacate the decision of the boards. Furthermore, the Court may refer the matter back to the Alberta Planning Board or development appeal board for the purpose of a re-hearing.	ALBERTA PLANNING BOARD DEVELOPMENT APPEAL BOARD
Of environmental stop orders	Clean Air Act Clean Water Act	14 15	Where, in the opinion of the Minister of the Environment, a person has contravened any provision of this Act, has contravened the conditions of a licence, or is operating a source of air or water pollution, he may place a stop order on the activity. An appeal may be made to the Minister of the Environment, who in turn must refer the matter to the Environment Council of Alberta for an inquiry. After receiving the recommendations from the Environment Council of Alberta inquiry, the Minister may take such steps necessary to either revoke a stop order or amend it.	CONTROL ORDERS ENVIRONMENT COUNCIL OF ALBERTA POLLUTION WATER
Of regional plan amendments	Planning Act	57	See REGIONAL PLANS -- Decision of amendments to, appeal of	

APPEALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Re: buildings dangerous to public safety	Municipal Government Act	161, 162	Where the council of a municipality finds that a building or structure is a danger to public safety, it may issue an order to the owner to remedy the matter causing the danger or demolish or remove the building or structure. If the owner finds that the order is unwarranted, he may apply to the Court of Queen's Bench within 30 days of the order. The Court may set aside, vary or modify the order as it sees fit.	BUILDINGS
Re: damage to historical resources	Historical Resources Act	45	Where the Minister responsible for this Act finds that a person is engaged in an activity that may result in damage to a historical resource he may place a stop work order on the activity. If that person is served with an order, he may appeal to the Court of Queen's Bench, which may confirm, vary or rescind the order.	HISTORICAL RESOURCES
Re: decision of Registrar	Land Titles Act	174	If a person does not agree with any act or decision made by the Registrar of Land Titles in the course of his duties that person may request the Registrar to put it in writing and by petition may apply to Court of Queen's Bench.	
Re: soil conservation notice	Soil Conservation Act	7, 9	A person who has been served a notice by a soil conservation officer in respect of a contravention under this Act, may appeal the notice to the appeal committee of the municipality. Following the procedures set out in section 7, the appeal committee may at the appeal hearing, pursuant to section 9 of this Act confirm the notice, vary it, set it aside or extend the time period given to do the necessary works.	SOIL CONSERVATION
Subdivision	Planning Act	106 - 110	See ALBERTA PLANNING BOARD -- Role of, re: subdivision appeals	

APPRAISALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For establishing money in lieu of reserves	Planning Act	100	Where a subdivision approving authority imposes as a condition of subdivision that money in lieu of land be provided for reserves, the value of the land is based on its appraised value within 35 days of the date of subdivision approval on the basis that the land is in an unsubdivided state and the use conforms to all statutory plans and land use by-law.	MUNICIPAL/SCHOOL RESERVES
For replotting schemes and valuation replots	Planning Act	126 - 128	Where the council of a municipality has proposed the preparation of a replotting scheme and specifically a valuation replot, an appraisal must be made to establish market value as of the date of the resolution to undertake the scheme. The appraisal is based on each original lot in the scheme, excluding buildings and improvements and each new lot, exclusive of buildings and improvements.	REPLOTTING SCHEMES

AREA REDEVELOPMENT PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Conformance of, with regional plan	Planning Act	54, 55	See REGIONAL PLANS -- Effect of	
Preparation of			See STATUTORY PLANS -- Preparation of	
Purpose, adoption and contents of	Planning Act	63 - 67	The council of a municipality may by by-law adopt a plan known as an area redevelopment plan. The main purpose of the plan is to preserve or improve land, rehabilitate buildings, construct new buildings and improve public roads and utilities in the area. In order to recover the costs of preparing and implementing an area redevelopment plan, council may impose a redevelopment levy. The plan must conform to the land use by-law and any other statutory plans in effect and must contain: the objectives of the plan; the proposed land uses; the proposed utilities including roadways; the location of reserve land and any recreational or school facilities required; and describe any proposals for the acquisition of land for any parks or recreational facilities or any other purposes council considers necessary.	BY-LAWS DEVELOPMENT OFFICER HEARINGS INDUSTRIAL LAND USE

AREA STRUCTURE PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Conformance of, with regional plan	Planning Act	54, 55	See REGIONAL PLANS -- Effect of	
Preparation of			See STATUTORY PLANS -- Preparation of	
Purpose, adoption and contents of	Planning Act	64	The council of a municipality may by by-law adopt an area structure plan to provide a framework for subsequent subdivision and development in the area. The area structure plan must contain provisions for staging of development, proposed land uses, population density and location of major public utilities.	BY-LAWS HEARINGS POPULATION PUBLIC UTILITIES

ASSESSMENT

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Effect on, of cancellation of subdivision	Planning Act	121	When a plan of subdivision is cancelled in whole or in part, any assessments in arrears on the separate lots become part of the assessment on the area that remains.	PLAN OF SUBDIVISION TAXES
Of condominium unit	Condominium Property Act	58	See PARCEL -- Condominium unit as a	
Of land	Municipal Taxation Act	9	Land is assessed at fair market value exclusive of any improvements on it. In determining the value the following factors are taken into account: location, quality of soil, use to be made of the land and advantages by way of a drainage or irrigation project.	DRAINAGE

BED AND SHORE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Development of buildings near	Planning Act	69(3)(1)	The council of a municipality as part of its land use by-law may make provisions for the regulating of the development of buildings on land within a specified distance of the bed and shore of any lake, stream or other waterbody.	FLOODING HAZARD LANDS LAKES AND RIVERS
Disturbance of	Water Resources Act	5(1)(e)	The removal or disturbing of any earth, sand, gravel or other material from the bed and shore of any waterbody is prohibited if it interferes with the future development, conservation or management of water.	
Disturbance of public lands that form the	Public Lands Act	51(1)(e)	The disturbance of any public lands forming the bed and shore of any river, stream, watercourse, lake, etc. that may result in the deterioration of the resource is prohibited.	LAKES AND RIVERS WATER
Referral of subdivisions near	Subdivision Regulation	6(1)(g)	A subdivision approving authority, as part of the subdivision referral process, shall refer an application for subdivision to the Deputy Minister of Forestry, Lands and Wildlife and the Deputy Minister of Environment if the application is within 0.8 km (0.5 mi.) of the bed and shore of a river, stream, watercourse, etc.	CANALS DITCHES
Right to construct pipeline on, across, over or under	Pipeline Act	43	Where a certificate of title does not except out land that comprises the bed and shore of a waterbody, the person who has the right to construct a pipeline pursuant to this Act may do so on, across, over or under the bed and shore.	CANALS LAKES AND RIVERS
Title to	Public Lands Act	3	The title to the bed and shores of all permanent and naturally occurring bodies of water including rivers, streams, watercourses and lakes is vested in the Crown except where a grant or certificate of title specifically conveys that right, a court determination prior to July 18, 1931 affecting those rights or where lands belong to the Crown in right of Canada.	WATER

BILLBOARDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Provisions for, in land use by-law	Planning Act	69(3)(m) & (n)	The council of a municipality may, in the adoption of its land use by-law, make provisions for the construction, placement or use of billboards, including height, size and character, and for the removal and repair of same.	SIGNS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For capital works	Municipal Government Act	322	Where a municipality has adopted its capital works program and expenditures, the council may by by-law authorize the mayor and treasurer to borrow money to provide for the temporary financing of the works and expenditures pending the issuance of debentures.	LOCAL AUTHORITIES BOARD
For community recreation purposes	Municipal Government Act	327	The council of a municipality may by by-law, authorize the mayor and municipal secretary to guarantee the repayment of monies borrowed for the erection of any structure used for community recreation purposes subject to the approval of the Local Authorities Board.	
For construction of rural gas utility	Municipal Government Act	283	Subject to the approval of the Minister of Transportation and Utilities and the Local Authorities Board the council of a municipal district may by by-law authorize the construction of a rural gas utility. The borrowing of money for that purpose need not be charged against the taxes, rates or other revenues of the municipality but rather the rural gas utility only.	
For local improvements	Municipal Government Act	329, 330	The council of a municipality may pass by-laws for debenture borrowing on the costs of local improvements provided the debentures mature within the lifetime of the local improvement. The monies borrowed or debentures issued do not form part of the general debt of the municipality. The portion of the costs of the local improvement payable by special assessment and the portion paid by the municipality may be provided by one or more separate by-laws.	DEBENTURES LOCAL IMPROVEMENT TAX
For public utility extension or improvement	Municipal Government Act	353	Where a municipality has constructed, purchased or acquired a public utility, public works, bridge, or engineering equipment, the council may by by-law borrow further monies required to extend, re-equip or improve those aforementioned works. For the purposes of this section, the borrowing for a bridge includes replacement of same and any extension to a public work includes new traffic arteries, overpasses, underpasses, etc., with respect to a public utility extension or improvement, the borrowing is deemed to include the acquisition of land for that purpose.	BRIDGES PUBLIC UTILITIES ROADS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal, for financing of shared expenditures	Municipal Government Act	323	Where a municipality enters into an agreement with the Government of Canada, the Government of Alberta or any of its agencies for the purpose of joint financing of a public work, building or structure, the council may authorize the mayor and treasurer to borrow, by by-law, such monies required to finance the project. A by-law under this section does not require the approval of the Local Authorities Board.	AGREEMENTS
Temporary, for utility or hospital	Municipal Government Act	332	The council of a municipality may authorize the mayor (or reeve) and treasurer to borrow money for the purpose of operating expenses for any utility or hospital provided the amount does not exceed the total amount owing to the municipality by the utility or hospital.	HOSPITALS PUBLIC UTILITIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Alteration of a county	County Act	6	The Local Authorities Board, after the establishment of a county, may change the boundaries of a county by an order in the same manner as in a municipal district.	AMALGAMATION AND ANNEXATION LOCAL AUTHORITIES BOARD
Alteration of a rural municipality	Municipal Government Act	14	See AMALGAMATION AND ANNEXATION -- Amalgamation by Lieutenant Governor in Council	
Alteration of an improvement district	Improvement Districts Act	3	The Minister of Municipal Affairs, may by order, alter the boundaries of an improvement district by adding or subtracting land or by amalgamation of two or more improvement districts.	AMALGAMATION AND ANNEXATION IMPROVEMENT DISTRICTS
Alteration of, in replotting schemes	Planning Act	124	See REPLOTTING SCHEMES -- Notice of	HEARINGS
Amendment to, of expropriated land	Expropriation Act	21	The approving authority of a land expropriation scheme may alter the boundaries of the expropriated parcel within the boundaries of the parcel from which the land was expropriated, provided such alteration is minor in nature notwithstanding the fact that the parcel may have been already registered.	EXPROPRIATION
As a requirement of condominium plans	Condominium Property Act	6, 7	Each condominium plan must delineate the boundaries of the parcel in relation to the buildings and the boundaries of each unit. Where the boundaries of a condominium unit are described by reference to a wall, ceiling or floor, the boundary shall be the finishing material on the inside of each unit. If, however, the unit was registered prior to January 1, 1979, the boundary between units is deemed to be the centre line of any wall, ceiling or floor.	CONDOMINIUM FLOOR AREA
Coal mining operations in proximity of	Mines and Minerals Act	71	No coal mining operation may mine coal or make an opening into a mine within 10 metres (33 ft.) of the boundary line of the parcel described in the certificate of title, agreement for sale, lease, permit or licence without the consent of the Minister of Energy.	COAL DEVELOPMENT
Effect of change in, re: amalgamation or annexation	Municipal Government Act	24	See AMALGAMATION AND ANNEXATION -- Effect of, on municipal authority	

BOUNDARIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Effect of change in, re: reserve or utility dispositions	Land Titles Act	92(4)	Where the boundaries of a municipality are altered such that a public utility parcel, environmental reserve parcel or municipal reserve parcel is then in another municipality, the registered owner of the parcel described above must transfer ownership to the municipality in which the parcel is located.	PLAN OF SUBDIVISION
In plans and survey of land	Land Titles Act	76	All plans must show the original boundaries of the section, settlement lot or surveyed parcel of land unless in the opinion of the surveyor to the Land Titles office, it is not necessary to show all original boundaries to determine the position of the land to be registered.	
In railway plans	Land Titles Act	79	Every railway corporation must provide the Registrar of Land Titles a detailed survey plan which shows the original boundaries of sections, settlement lots or parcels of land, in order to register lands for its right of way, station grounds or other railway property.	INDUSTRIAL LAND USE
Of a business revitalization zone	Municipal Government Act	171.2 and 171.8	See BUSINESS REVITALIZATION ZONES -- Amendment of boundaries of	BUSINESS REVITALIZATION ZONES
Of a coal or mineral lease	Mines and Minerals Act	64, 77	Where a coal lease is applied for in unsurveyed territory where the boundaries are difficult to establish, the Minister of Energy may require that the location be defined on the ground prior to granting the lease. The same requirement applies to a quarriable mineral lease pursuant to section 77 of this Act.	COAL DEVELOPMENT
Of road allowances and rivers	Municipal Government Act	4	In cases where the road allowance forms the boundary between two municipalities, the side on which monuments or posts are located is the boundary except where correction lines are present in which case the south side of the road allowance is the boundary. In the case where a river describes the boundary between two municipalities, the boundary is deemed to be the right bank.	ROAD ALLOWANCES
Survey of, required prior to transfer of land	Land Titles Act	76	The Registrar of Land Titles may require an owner of land wishing to transfer land to have a survey prepared to establish the true position of the boundaries.	CERTIFICATE OF TITLE

BRIDGES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a local improvement	Municipal Taxation Act	162	The council of a municipality may by by-law or resolution, and by a 2/3 majority vote declare the construction of a bridge a local improvement subject to the approval of the Local Authorities Board.	LOCAL IMPROVEMENT TAX
Construction and maintenance of	Public Highways Development Act	52	The Minister of Transportation and Utilities may construct or maintain a bridge over a highway or enter into an agreement with any person for the construction and maintenance of a bridge. The costs shall be paid by the Crown, the municipality, irrigation district or drainage district, or cost shared between the Crown and the aforementioned agencies.	COST SHARING AGREEMENTS
Title to	Municipal Government Act	172	See HIGHWAYS -- Title to	
To inaccessible land, a result of an irrigation project	Irrigation Act	56	If, as a result of an irrigation project, lands are rendered inaccessible from a usable road allowance, the board of governors of an irrigation district may set aside funds for the construction of a bridge, including maintenance and replacement, to provide access.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Building code exemptions	Historical Resources Act	47	The Minister responsible for this Act may exempt registered historic sites from complying with the provisions of any building code.	HISTORICAL RESOURCES
Condemned	Municipal Government Act	201	A medical health officer may declare a building unfit for human occupation and forbid the use of it, whether or not the building is occupied at the time.	FIRE PREVENTION/PROTECTION PUBLIC HEALTH
Conversion of, to condominium units	Condominium Property Act	16	If premises are used for residential purposes and not contained in a condominium plan, the owner may not sell the residential units until a condominium plan is registered at Land Titles.	CONDOMINIUM
Dilapidated	Municipal Government Act	161, 162	These sections authorize the council of a municipality to take the necessary measures to rectify the hazard of a dilapitated, unsafe or dangerous building, by, in the case of section 161, ordering the owner to remedy the matter or he fails to do so charge him for any work necessary. Section 162 is similar but deals with the powers of council in respect of an unoccupied building that is so ruinous, unsafe or dilapitated that council may take immediate steps necessary to prevent injury to person or property.	APPEALS FIRE PREVENTION/PROTECTION PUBLIC HEALTH
Dilapidated, in improvement districts	Improvement Districts Act	28	The Minister of Municipal Affairs may make an order, where an unoccupied building is in such a dilapidated state that it represent a hazard to public safety or health, requiring the owner to remedy the situation, or demolish or remove the building.	APPEALS FIRE PREVENTION/PROTECTION PUBLIC HEALTH
Disposal of, on Crown land	Public Lands Act	59	Where land is withdrawn from a disposition, the holder of the disposition must remove from the public land any buildings contained thereon within one month of the notice of disposition.	IMPROVEMENTS
Farm, acquisition of	Agricultural Development Act	18	The Alberta Agricultural Development Corporation may enter into an agreement with a person over 55 years of age or physically handicapped, to purchase his farm property including the buildings thereon. Lands or buildings acquired by the corporation may be leased, sold or otherwise disposed of.	ALBERTA AGRICULTURAL DEVELOPMENT CORPORATION CROWN LANDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Fire protection for	Municipal Government Act	159	See FIRE PREVENTION/PROTECTION -- Municipal by-laws	
Historic, acquisition or disposal of	Historical Resources Act	5	The Minister responsible for this Act may acquire by purchase, gift, lease, loan, etc., any historic building and similarly may sell, lease or exchange a historic building.	HISTORICAL RESOURCES SALE OF PROPERTY/RESOURCES
In area redevelopment plans	Planning Act	65	See AREA REDEVELOPMENT PLANS -- Purpose, adoption and contents of	
In business revitalization zones	Municipal Government Act	171.4	See BUSINESS REVITALIZATION ZONES -- Purpose of	
In proximity to pipelines	Pipeline Act	46	This section prohibits the construction of any pipeline under any building unless otherwise authorized by the Energy Resources Conservation Board.	ENERGY RESOURCES CONSERVATION BOARD SOUR GAS FACILITIES
In proximity to roads	Municipal Government Act	258	See ROADS -- Construction near	
In proximity to wells	Oil and Gas Conservation Act	10(b)	The Energy Resources Conservation Board may make regulations prohibiting the drilling of a well within a prescribed distance of any building.	ENERGY RESOURCES CONSERVATION BOARD OIL AND GAS OPERATIONS SOUR GAS FACILITIES
In replotting schemes	Planning Act	135	The council of a municipality, as prescribed by a replotting scheme adopted by council, may demolish, reconstruct or move any building.	REPLOTTING SCHEMES
In special planning areas	Planning Act	150	See SPECIAL PLANNING AREAS -- Establishment of	
In subdivision applications	Subdivision Regulation	4(2)(c)	Where a subdivision application is made by a description of metes and bounds, it shall be accompanied by a sketch that shows among other things, the location and dimensions of all buildings on the land that is the subject of the application including a notation of those buildings intended to be moved or demolished.	DEMOLITION
Municipal acquisition of	Municipal Government Act	130	The council of a municipality may authorize the acquisition or construction of any buildings required for municipal purposes.	BY-LAWS DAY CARE CENTRES RECREATION FACILITIES

BUILDINGS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Non-conforming, with land use by-law	Planning Act	74	See LAND USE BY-LAWS -- Non-conforming uses and buildings in	
Provisions for, in land use by-law	Planning Act	69(3)(g) & (j)	A land use by-law passed by the council of a municipality may make provisions for the design, enlargement, alteration, repair, removal or relocation of buildings.	LAND USE BY-LAWS
Stop orders for	Planning Act	81	See DEVELOPMENT OFFICER -- Duties of, re: stop orders	

BUSINESS ASSESSMENT AND TAX

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Business tax	Municipal Taxation Act	80	The council of a municipality may, by by-law, provide for the assessment of any business and the levying of a tax thereon. Exemptions from business tax include crop production, livestock or poultry operations, and businesses connected with fur production and beekeeping. This section is also instrumental as the funding basis for a business revitalization zone as per section 171.2 of the Municipal Government Act.	BUSINESS REVITALIZATION ZONES

BUSINESS REVITALIZATION ZONES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Amendment of boundaries of	Municipal Government Act	171.8	The council of a municipality may by by-law amend the boundaries of a business revitalization zone.	
Designation of	Municipal Government Act	171.2	At the request of at least 10 persons who are assessed as a business on the assessment roll, a council of a municipality may, by by-law designate an area as a business revitalization zone and prescribe its boundaries. This section further outlines the duties of council with respect to designating an area as a business revitalization zone.	BUSINESS ASSESSMENT AND TAX
Purpose of	Municipal Government Act	171.4	The purposes of creating a business revitalization zone include the improvement, beautification and maintenance of municipally owned land or buildings, the acquisition of property for those aforementioned uses, promotional objectives for business or shopping and interim uses such as parking facilities.	PARKING

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Effect on, of change in municipal status	Municipal Government Act	16	Where a municipality changes status (e.g. from a village to a town) all by-laws from the "old" municipality remain in force until the "new" municipality either repeals them or passes new by-laws.	MUNICIPALITY
For acquisition of airports	Municipal Government Act	219	See AIRPORTS -- Municipal operation of	
For acquisition of land for quarries	Municipal Government Act	177	See QUARRIES -- Acquisition of land for	
For acquisition of trade or convention centres	Municipal Government Act	220	The council of a municipality may acquire land and buildings thereon for the purpose of a trade or convention centre.	BUILDINGS LAND
For agreements for joint public works	Municipal Government Act	113	See AGREEMENTS -- For joint public works	
For agreements with governments	Municipal Government Act	116	See AGREEMENTS -- With governments	
For construction of public utility	Municipal Government Act	282	See PUBLIC UTILITIES -- Construction and operation of	
For establishing a municipal planning commission	Planning Act	29	See MUNICIPAL PLANNING COMMISSIONS -- Duties of	
For protection of life and property	Municipal Government Act	153	The council of a municipality may pass by-laws for the protection of life and property.	FIRE PREVENTION/PROTECTION
For regulating controlled streets	Public Highways Development Act	16	The council of an urban municipality may by by-law regulate the placing or extending of buildings, structures, the placing of hedges or trees, and the display of signs within any distance from controlled streets as prescribed by the by-law. Furthermore, the council may pass a by-law controlling access to controlled streets.	HIGHWAYS ROADS TREES
Purpose of	Municipal Government Act	112	The council of a municipality may pass by-laws for the peace, order and good government of the municipality and governing the conduct of council provided such by-laws are not contrary to this or any other Act.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Technical amendments to planning by-laws	Planning Act	142	A council may amend by-laws that adopt a land use by-law, area structure plan, area redevelopment plan or general municipal plan without the necessity of a hearing provided the amendment does not affect the by-law in principle or substance.	AREA REDEVELOPMENT PLANS AREA STRUCTURE PLANS GENERAL MUNICIPAL PLANS HEARINGS LAND USE BY-LAWS
Validity of, passed under Planning Act	Planning Act	143	A by-law passed pursuant to the Planning Act is valid and binding notwithstanding any lack of compliance with a provision of this Act or the Municipal Government Act unless an application to quash the by-law is filed within 2 months after the final passing of the by-law.	

CAMPSITES/CAMPGROUNDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Agreements with governments for	Municipal Government Act	116	The council of a municipality may enter into an agreement with the Government of Alberta or the Government of Canada for the maintenance and operation of a campsite.	AGREEMENTS
Municipal by-laws regarding	Municipal Government Act	213	The council of a municipality may pass by-laws governing the acquisition, construction, maintenance and operation of campgrounds.	

CANALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Irrigation, pipeline crossing over	Pipeline Act	42	The construction of a pipeline on, across, over or under an irrigation canal is prohibited without the consent of the owner or the Energy Resources Conservation Board where the consent of the owner cannot be obtained.	BED AND SHORE ENERGY RESOURCES CONSERVATION BOARD LAKES AND RIVERS
Irrigation, transmission lines crossing over	Hydro and Electric Energy Act	33	See TRANSMISSION LINES -- Crossing of, over irrigation canal	
Referral of subdivisions near	Subdivision Regulation	6(1)(h)	A subdivision approving authority shall notify the Deputy Minister of Environment where a subdivision application falls within 0.8 km (0.5 mi.) of a canal.	BED AND SHORE DITCHES

CAVEATS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Application to discharge	Land Titles Act	139	An owner or applicant, on whose title a caveat has been placed, may apply to the court at any time calling on the caveator to show cause why the caveat might not be removed.	REGISTRATION
As a condition of development permit	Planning Act	77	Section 77 allows a council of a municipality to file a caveat in respect of an agreement forming part of a development permit, against the land that is the subject of the development permit.	DEVELOPMENT PERMITS
As a condition of subdivision approval	Planning Act	92	Section 92 authorizes a council of a municipality to file a caveat in respect of a development agreement forming part of a condition of subdivision, against the land that is the subject of a subdivision application.	AGREEMENTS SUBDIVISION APPROVING AUTHORITIES
Deferred reserve	Planning Act	102, 103	See MUNICIPAL/SCHOOL RESERVES - Deferment of	
Deferred reserve, under former Act	Planning Act	161	An owner of land on which a deferred reserve caveat was placed under the former Act (i.e. prior to 1977) may apply to the Registrar of Land Titles to have the caveat removed if the land falls under the provision of section 97 of the Planning Act (for which no reserves are required).	MUNICIPAL/SCHOOL RESERVES
Effect of, on instrument	Land Titles Act	135	Providing a caveat remains in force, any instrument registered subsequent to the caveat being filed affecting the land, encumbrance or mortgage, the caveator has a claim against the instrument.	INSTRUMENT
Effect of, re: subdivision of a parcel	Planning Act	86(4)	The Registrar of Land Titles is prohibited from registering a caveat where the nature of the caveat has the effect of subdividing the parcel, unless the parcel is not subject to subdivision approval pursuant to section 86(2) of the Planning Act or has been approved for subdivision by a subdivision approving authority.	REGISTRATION
For Crown lands	Land Titles Act	148	See CROWN LANDS -- Caveat for	

CAVEATS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Lapse of	Land Titles Act	137	A caveat shall be deemed to have lapsed after 60 days after notice unless the caveator, within the 60 day period following the notice, takes the matter to court at which time he must substantiate his claim.	
Number of	Land Titles Act	143	This section prohibits the filing of more than one caveat in respect of the same matter subject to the rights of the Registrar or a judge vested by this Act.	
Requirements of	Land Titles Act	131	Every caveat filed at Land Titles Office must contain the name and address of the caveator as well as a signed affidavit outlining the nature and intent of the caveat.	CERTIFICATE OF TITLE
Transfer of	Land Titles Act	135	A caveator may transfer his caveat to other person(s) and upon the transfer being registered the transferee is entitled to all rights afforded the original caveator.	
Withdrawal of	Land Titles Act	136	A caveator may remove his caveat by serving written notice to the Registrar of Land Titles.	
Zoning, under former Planning Act	Planning Act	160	Where a zoning caveat (signed by the Director of Town and Rural Planning or Provincial Planning Director) was registered in Land Titles Office, under former planning legislation such a caveat remains in effect until it is discharged or the council of a municipality in which the caveated land is located passes a land use by-law. Once the land use by-law is is effect, the owner may apply to the Registrar of Land Titles to have the caveat removed.	

CEMETERIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Establishment of	Cemeteries Act	4	No new cemeteries or mausoleums may be established except by a religious auxiliary, religious denomination or a municipality.	
Exemption of, from assessment	Municipal Taxation Act	24(d)	This section exempts lands in use as a cemetery up to 10 ha. (25 ac.), and any area in excess of that that has been transferred by the owner of the cemetery to individuals for the sole use of burial sites. Any buildings or structures on the land are not included.	
In improvement districts	Improvement Districts Act	25	The Minister of Municipal Affairs may acquire and operate cemeteries on behalf of an improvement district. Furthermore, the Minister may make regulations for the operation and maintenance of the cemetery.	
On public lands	Public Lands Act	18	The Minister of Forestry, Lands and Wildlife may grant public land for the purposes of a cemetery to a religious corporation, municipality or cemetery company.	PUBLIC LANDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Amount of land or lots in a	Land Titles Act	29	On one certificate of title there shall not be more than 50 lots, or lots in more than one subdivision, or unsubdivided land that is not contiguous or land with an area of more than 260 ha (1 sq. mi.).	
Endorsement on, in restricted development areas	Department of the Environment Act	16	See RESTRICTED DEVELOPMENT AREAS -- Purpose and definition of	
Endorsement on, in special planning areas	Planning Act	151	See SPECIAL PLANNING AREAS -- Registration of	
For condominium units	Condominium Property Act	3	The Registrar of Land Titles, upon registering a condominium plan, must cancel the certificate of title to the parcel and issue a new certificate of title for each unit described in the condominium plan. No more than one unit may be included in one certificate of title except for the owner's share in the common property.	CONDOMINIUM PARCEL
Implied conditions on	Land Titles Act	65	Any certificate of title issued is by implication and without specific mention, subject to any matters contained in the original grant from the Crown, unpaid taxes, public highway or public easement, lease agreements (not exceeding 3 years) if there is occupation of the land, any orders against the owner of the land, the rights of expropriation and any right of way or easement granted under Alberta legislation.	
In replotting schemes	Planning Act	125, 133	See PLAN OF SUBDIVISION -- For replotting schemes See REPLOTTING SCHEMES -- Endorsement of, on certificate of title	

CERTIFICATE OF TITLE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Issuance of, upon registration of subdivision	Land Titles Act	92	The Registrar of Land Titles, upon the filing of a subdivision plan, must issue certificates of title in accordance with the plan in the following manner: (a) Cancel from the original and duplicate certificates of title to the land that land shown on the plan as public roadways, public utility parcels and reserve land; (b) Issue a certificate of title for each public utility parcel to the municipality in which the land is situated or to the Crown in the case of land in an improvement district or special area; (c) Issue a certificate of title for environmental reserve and municipal reserve to the municipality in which the land is situated or the Crown in the case of land in an improvement district or special area; (d) Issue a certificate of title for school reserve to the appropriate school authority as defined in the Planning Act; (e) Issue a certificate of title for municipal and school reserve to the appropriate school authority and the municipality or the Crown in the case of an improvement district or special area; and (f) Not issue a certificate of title in respect of a public roadway.	HIGHWAYS MINES AND MINERALS MUNICIPAL/SCHOOL RESERVES PLAN OF SUBDIVISION REGISTRATION
Registration of	Land Titles Act	17	The Registrar of Land Titles must keep each certificate of title issued complete with all instruments, caveats and other encumbrances that may appear on the title.	CAVEATS INSTRUMENTS REGISTRATION
Substitute	Land Titles Act	21	The Registrar of Land Titles may issue a substitute certificate of title in the event that a certificate of title has been lost or destroyed but has been microphotographed. The substitute certificate of title has the same force as the original certificate of title.	
Transfers of	Land Titles Act	68	The owner of land for which a certificate of title has been issued has the right to transfer that land. Additionally the owner may grant an easement or right of way on land for which a certificate of title has been issued.	BOUNDARIES CROWN LANDS EASEMENTS REGISTRATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Approvals for coal processing plants	Coal Conservation Act	23	The construction of, resuming operations of, or operation of facilities ancillary to a coal processing plant must have the approval of the Energy Resources Conservation Board. The application may contain such information as the Board requires but shall include a map showing the location of the plant, the source (i.e. the mine) nearby bodies of water, and inhabited buildings and other private or public works.	BOUNDARIES ENERGY RESOURCES CONSERVATION BOARD WATER
Conservation of	Coal Conservation Act	4	The purpose of this Act, among others is to conserve and prevent the waste of coal resources in Alberta.	ENERGY RESOURCES ENVIRONMENTAL ISSUES
Provincial policy on	A Coal Development Policy for Alberta		The policy statement provides as follows:- The exploration and development of Alberta's coal resources will be encouraged provided proper steps are taken to minimize the impact on the environment. Development on private lands will be based on negotiations with the owner subject to the payment of fair compensation. Coal resources will be developed on the principle that Alberta's requirements will be met first. All operations will be strictly controlled by those Government Departments with regulatory authority.	ENERGY RESOURCES CONSERVATION BOARD ENVIRONMENTAL IMPACT
Scope of mine plans for	Coal Conservation Act	34	All permit or licence holders for mine operations must produce a plan of the mine showing among other things, the boundaries of the lease, the legal description of the land, the outer boundaries of the surveyed area, the elevations of all workings and the location of mine entrances, shafts, exits, openings, etc.	BOUNDARIES

COMPENSATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For damages by municipality	Municipal Government Act	133	A municipality must make compensation to those landowners whose lands were taken by the municipality in the exercising of its duties under this Act and furthermore the municipality shall pay damages for any lands negatively affected by the actions taken by the municipality.	EXPROPRIATION PUBLIC UTILITIES
For damages by operator	Land Surface Conservation and Reclamation Act	64	The Land Conservation and Reclamation Council may, following a hearing, award compensation pursuant to a disagreement between an operator and landowner. The basis of the disagreement may be for damages to the land by the operator, loss or damage to the livestock as a result of the operation or time spent by the landowner in recovering livestock from negligence on the part of the operator.	
For expropriation			See EXPROPRIATION	
In replotting schemes	Planning Act	128, 132, 134	See REPLOTTING SCHEMES -- Entitlement to compensation due to	APPRAISALS
Pursuant to the Planning Act	Planning Act	4	Except where provided for under this Act and section 24 of the Historical Resources Act, nothing in this Act or the regulations, regional plan, ministerial regional plan, statutory plan, replotting scheme or land use by-law entitles a person to compensation.	
Role of Land Compensation Board regarding	Planning Act	136 - 138	See LAND COMPENSATION BOARD -- Role of, in expropriation procedures	REPLOTTING SCHEMES

CONDOMINIUM

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
By-laws	Condominium Property Act	26	The purpose of a condominium by-law is to regulate the condominium corporation and provide for the management, control and administration of the units, personal and common property. The by-law does not take effect until it is filed with the Registrar of Land Titles.	PARCEL
Plan, contents of	Condominium Property Act	6	Each registered condominium plan must contain the boundaries of the parcel, location of buildings, the units, the boundaries of each unit and any other matters that may be prescribed by regulation.	BOUNDARIES FLOOR AREA
Plan, implied easement requirements on	Condominium Property Act	17 - 19	See EASEMENTS -- On condominium plans	
Plan, subdivision and registration of	Condominium Property Act	2	This section authorizes the subdivision of a building or land into 2 or more units by the registration of a condominium plan, which shall not be registered by the Registrar of Land Titles unless it has two or more units.	CERTIFICATE OF TITLE
Property, landscaping of	Condominium Property Act	10	The developer of a condominium project may include in the purchase agreement, among other things, the description of a landscaping plan.	
Redivision of units in	Condominium Property Act	15	The owner of a condominium unit, subject to the approval of the local authority, may redivide his unit by registering a condominium plan. Upon registration of the redivision, the original condominium plan shall be revised accordingly.	BUILDINGS
Status, change in	Condominium Property Act	54	Where the condominium status of a building or parcel is being cancelled, the condominium corporation must obtain the unanimous approval of all persons having an interest in the property. The transfer of property is in the manner prescribed in this section of the Act.	

CONTROL ORDERS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Emission	Clean Air Act	13	The Director of Pollution Control may issue an emission control order, where in his opinion, there exists a contaminant in the atmosphere or where an air contaminant is being emitted into the atmosphere from a plant, structure or other source. The emission control order may specify those measures to be taken to eliminate the source of the air contamination.	APPEALS ENVIRONMENT COUNCIL OF ALBERTA
Fire	Forest and Prairie Protection Act	21	The Minister of Forestry, Lands and Wildlife, by order, may suspend or cancel all fire permits or prohibit the lighting of any fires for the purposes of fire control.	FORESTS
Water quality	Clean Water Act	14	The Director of Pollution Control may issue water quality control orders, where in his opinion, any surface or underground water contains contaminants or that contaminants are being discharged into surface or ground water supplies. In the water quality control order, the Director may specify any measures that will serve to mitigate the cause of the contamination.	APPEALS ENVIRONMENT COUNCIL OF ALBERTA POLLUTION WATER

COST SHARING AGREEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For Trans-Canada highway	Public Highways Development Act	55	The Lieutenant Governor in Council may enter into an agreement with the Government of Canada with respect to the construction and maintenance of the Trans-Canada highway whereby the province agrees to pay for a portion of the costs incurred.	
For forestry roads	Public Highways Development Act	15	The Minister of Transportation and Utilities may enter into an agreement with a person with respect to the construction of a forestry road on public land.	FOREST RESERVES
For other roads	Public Highways Development Act	21	The Minister of Transportation and Utilities may enter into an agreement with any urban or rural municipality where the province would agree to contribute to the cost of constructing and maintaining any road or street, other than a secondary road.	ROADS
For secondary roads	Public Highways Development Act	12	The Minister of Transportation and Utilities may enter into an agreement with a rural municipality, town or village with respect to sharing the costs of construction and maintenance of a secondary road. The terms of the agreement shall include the cost of construction, the time period of construction, the proportionate costs and any other items relating to the construction and maintenance.	ROADS
For traffic interchanges	Public Highways Development Act	20	The Minister of Transportation and Utilities may enter into an agreement with any person where that person pays for part or all of the construction costs of an interchange, overpass, underpass or other improvements to a primary highway or other road.	BRIDGES ROADS

COUNTRY RESIDENTIAL

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Definition of	Subdivision Regulation	9(1)(b)	A country residential use is defined as a land use in a rural municipality for residential purposes or a land use for residential purposes where agricultural pursuits are permitted as ancillary or subordinate uses.	
In a regional plan	Revised Guidelines for Regional Plan Prep & Review	General policies	These policies, issued as guidelines by the Minister of Municipal Affairs, prohibit the use for country residential purposes of lands defined as better agricultural land. Development on lands of lesser agricultural quality for country residential use may be permitted where allowed by local by-laws.	
Subdivision and development restrictions regarding	Subdivision Regulation	20 - 22	A subdivision approving authority, when dealing with a subdivision application for country residential use, must abide by the following restrictions. Section 20 states that, unless permitted in a regional plan, no country residential subdivisons are permitted within 8 km (5 mi.) of an urban municipality over 5000 population, within 3.2 km (2 mi.) of an urban municipality with a population of 1000 - 5000 or within 1.6 km (1 mi.) of an urban municipality less than 1000 people. Section 21 prohibits country residential subdivisions on better agricultural land unless it is the first parcel to be subdivided from a quarter section. Section 22 restricts country residential parcels to a maximum size of 4 ha (10 ac.).	FARMSTEAD RESIDENTIAL LAND USE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Agricultural lease on	Agricultural Development Act	22	The Alberta Agricultural Development Corporation may assist the applicant in the acquisition of a leasehold interest in Crown land if, in the opinion of the corporation, the land is required to form a viable farm unit.	ALBERTA AGRICULTURAL DEVELOPMENT CORPORATION BUILDINGS LEASE
Caveat for	Land Titles Act	148	The Registrar of Land Titles may file a caveat on behalf of the Crown to prohibit the transfer of any Crown Land.	
Entry on	Surface Rights Act	149	An operator has the right to enter onto Crown lands for the purpose of surveying the land as to its suitability for fixing the site of the operation. The operation may be the rights to mines and minerals or a pipeline, transmission line or telephone line.	RIGHT OF ENTRY TRANSMISSION LINES
For power plants	Hydro and Electric Energy Act	34	See EXPROPRIATION -- For power plants	
In an irrigation district	Irrigation Act	14	Where Crown land is not included in an irrigation district, such land may be included by order of the Irrigation Council provided the consent of the Crown has been obtained.	
In special planning areas	Planning Act	150	If a special planning area is established by the Lieutenant Governor in Council, he may make regulations authorizing the Minister of Municipal Affairs to do what is necessary, including purchase or expropriation, to transfer lands to the Crown; to make any provisions of the Surface Rights Act inapplicable to the Crown; and prohibit, with respect to Crown land any expropriation to which the Expropriation Act applies.	EXPROPRIATION SPECIAL PLANNING AREAS
Joint use of	Surface Rights Act	18	Where a person has been granted a right of entry on Crown land, he may enter into an agreement with another person with respect to joint use of the land, the terms and conditions of which are cited in this section and granted by the surface rights board.	LEASE MINES AND MINERALS
Transfer of	Land Titles Act	69	A Minister of the Crown or any other person authorized by Order in Council, may transfer Crown land for which a certificate of title has been issued.	CERTIFICATE OF TITLE

DAY CARE CENTRES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal	Municipal Government Act	131	The council of a municipality may acquire, construct, equip and operate land, buildings and facilities for use as a day care centre.	

DEBENTURES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of annexation	Municipal Government Act	20	The Local Authorities Board, in its annexation order, may specify whether or not the annexed lands are subject to debentures already issued by the municipality.	AMALGAMATION AND ANNEXATION LOCAL AUTHORITIES BOARD
For land acquisition	Municipal Government Act	336	This section provides for the manner in which a debenture debt is recovered when a by-law to borrow money to acquire land has been passed by the council of a municipality.	
For local improvements	Municipal Government Act	329	The council of a municipality may pass by-laws to issue debentures for the purpose of recovering costs on local improvements provided the term of the debenture is within the lifetime of the local improvement.	BORROWING LOCAL IMPROVEMENT TAX
In special planning areas	Planning Act	150(f)	Where the Lieutenant Governor in Council has established a special planning area he may authorize the purchase on behalf of the Crown all shares and debentures of any corporation holding land in the area, subject to the conditions listed in this section.	CROWN LANDS SPECIAL PLANNING AREAS

DEMOLITION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Information on subdivision application	Subdivision Regulation	3(1)(d), 4(2)(c)	An application for subdivision, either by survey or instrument, must provide information showing the location and dimensions of buildings on the property and any buildings that are proposed to be demolished.	BUILDINGS
Of improvements on public land	Public Lands Act	59	See IMPROVEMENTS -- Disposal of, on public land	
Regulations pertaining to	Uniform Building Standards Act	3	The Lieutenant Governor in Council may make regulations governing the demolition of any building and the use to which the property is made during the demolition process.	PERMITS

DEVELOPMENT APPEAL BOARDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Composition of	Planning Act	34	A development appeal board shall not be composed of less than 3 people appointed by council. A development officer or member of a municipal planning commission is not eligible to sit on the board.	
Conformance of, with regional plan	Planning Act	54(2)	Any action taken or decision made by a development appeal board shall conform to the provisions of the regional plan covering that area.	REGIONAL PLANS
Decisions of	Planning Act	36	At its discretion, a development appeal board may make its decision with or without conditions.	
Decisions of, in Court of Appeal	Planning Act	153	The Court upon hearing the evidence submitted shall either confirm, vary, reserve or vacate the decision of the development appeal board. Where the Court vacates a decision, it shall refer the matter back to the development appeal board, which shall then rehear the case before it as per the instructions/opinions of the Court.	APPEALS
Establishment of	Planning Act	33	A municipality over 1,000 population shall by by-law establish a development appeal board. Where a municipality has a population of less than 1,000, the council of that municipality is the development appeal board unless council by by-law appointe a development appeal board.	
Hearing of	Planning Act	84	The development appeal board must hold a hearing within 30 days of the notice of an appeal. At least 5 days prior to the hearing, the development appeal board must notify, in writing, the appellant, the development officer, the municipal planning commission if applicable or any other persons the board deems is affected by the appeal.	
Leave to appeal to the courts from	Planning Act	152	The decision of the development appeal board is final and binding except on a question of law or jurisdiction. In these cases, an application for leave to appeal can be made to the Court of Appeal within 30 days after the issue of the development appeal board's decision.	APPEALS

DEVELOPMENT OFFICER

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Appeal of decision of	Planning Act	83(3)	See APPEALS -- Development	
Authority of, to impose and collect redevelopment levies	Planning Act	66	Where an area redevelopment plan has been adopted by by-law, it may provide for the development officer to impose and collect levies specified in the by-law.	AREA REDEVELOPMENT PLANS MUNICIPAL PLANNING COMMISSIONS LEVIES
Definition of	Planning Act	1(d)	A municipality may authorize, by by-law, a person, municipal planning commission or joint municipal planning commission to act in the capacity of development officer, or in addition to a person appointed as a development officer.	LAND USE BY-LAWS MUNICIPAL PLANNING COMMISSIONS
Discretionary powers of	Planning Act	78	See RESIDENTIAL LAND USE -- Number of units on a lot	
Duties of, re: development permits	Planning Act	71(2)	A development officer shall issue a development permit if the proposed development is a permitted use under the land use by-law. He may issue a development permit, with or without conditions, if the proposed development is a discretionary use permitted under the land use by-law. A decision on an application for development permit shall be made in writing and a copy sent to the applicant. If the development application is refused, the decision must contain the reasons for refusal.	DEVELOPMENT PERMITS LAND USE BY-LAWS MUNICIPAL PLANNING COMMISSIONS
Duties of, re: stop orders	Planning Act	81(1)	Where a development officer finds that a development or use of land or building is not in accord with this Act or regulations, development permit, subdivision approval, or land use by-law he may place a stop order on any development or use of land or building or take such other steps required to remedy the deficiency.	DEVELOPMENT PERMITS FINES LAND USE BY-LAWS

DEVELOPMENT PERMITS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Conditions of issuing	Planning Act	77	At the discretion of council, an applicant may be required, as a condition of a development permit, to enter into an agreement to construct, install or pay for the construction or installation of: public roadways; pedestrian walkways; public utilities to serve the development; off-street or other parking facilities; loading and unloading facilities; and the payment of an off-site or redevelopment levy.	CAVEATS LEVIES
Definition of	Planning Act	1(d.1)	A development permit is a document that authorizes a development. It is issued by a development officer pursuant to a land use by-law or land use regulations.	DEVELOPMENT OFFICER
Development prohibited without a permit	Planning Act	83(1)	No person shall commence any development (as defined in this Act) unless he has acquired a permit to do so, or unless otherwise provided for in a land use by-law.	FINES LAND USE BY-LAWS
Exempted, from the Planning Act and regulations	Planning Act	3	See PLANNING ACT -- Exempted developments and subdivisions	
Non-conforming, with land use by-law	Planning Act	74	If a development permit has been issued prior to the adoption of a land use by-law or an amendment thereto, and if, as a result of such an adoption or amendment the development is rendered non-conforming in terms of use, the permit is still valid.	LAND USE BY-LAWS

DITCHES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As part of drainage works	Water Resources Act	64	See DRAINAGE -- Works, construction of	
Construction and maintenance of	Municipal Government Act	256	Where a ditch built by a municipal district benefits adjoining lands as well as the road or highway, the lands are assessed accordingly and charged their proportional costs in the manner set out in this section of the Act. The ditch is maintained by the municipal district and the proportionate costs of maintenance are levied against the benefitting parcels.	DRAINAGE
Municipal by-laws for construction of	Municipal Government Act	177	The council of a municipality may pass by-laws or resolutions for the construction and maintenance of, among other things, ditches and purchase such machinery required to carry out the project.	
Obstruction of, by soil drifting, etc.	Irrigation Act	57	See IRRIGATION -- Works obstructed by soil drifting	
Referral of subdivisions near	Subdivision Regulation	6(1)(h)	Where a subdivision approving authority is in receipt of a subdivision application in a rural municipality and lying within 0.8 km (0.5 miles) of a drainage ditch (as defined in the Drainage Districts Act) it shall refer the application to the Department of Environment for comment.	BED AND SHORE CANALS
Rehabilitation plans for	Irrigation Act	178 - 180	The board of directors of an irrigation district may apply to the irrigation council to implement a plan known as a ditch rehabilitation plan for the purpose of minimizing seepage from irrigation ditches. The plan submitted to the council must contain information relating to the time frame of the project, the staging sequence, the cost of the plan and a list of benefiting lands. Where an irrigation council has accepted the plan, it shall advise the Lieutenant Governor in Council who, by regulation, shall exempt the board from compliance with sections 172-177 of this Act relating to water damage claims.	IRRIGATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Effect of, on assessment of land	Municipal Government Act	256	Where the construction of a drainage ditch benefits lands in addition to draining roads or highways for which the ditch was built these benefitting lands may be assessed and charged with the proportionate share of the cost of the ditch.	ASSESSMENT
Of highways	Municipal Government Act Public Highways Dev't Act	188 39	See HIGHWAYS -- Drainage of	
Work, definition of	Drainage Districts Act	1(e)	Drainage work is defined as the construction of drains, the deepening, straightening, widening and clearing of a stream, creek or watercourse and the lowering of water in a lake or pond.	
Works, construction of	Water Resources Act	64	The Minister responsible for this Act may approve the construction of any ditch under the authority of any Act for the purpose of draining land. Prior to approval, the applicant must supply such information as the Minister may require relating to the drainage scheme.	EXPROPRIATION

EASEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As implied conditions on certificate of title	Land Titles Act	65(1)	Any land for which a certificate of title was issued under this Act is subject to any public highway, right of way or public easement on, over or in respect of the land.	CERTIFICATE OF TITLE
Granting of, by owner to himself	Land Titles Act	71	A land owner may grant himself an easement for the benefit of land he owns or against land he owns. The easement may be registered at Land Titles Office.	CERTIFICATE OF TITLE
On condominium plans	Condominium Property Act	17 - 19	Upon registration of a condominium plan, there are implied easements on each unit for the provision of utility services. Section 17 provides for easements in favour of the owner in respect of utilities while section 18 provides for easements against the owner in respect of utility provisions. Section 19 provides for restrictions without expressed indication.	
Utility, lease of	Municipal Government Act	127(5)	See LEASE -- Of utility lots, right of way, or easement	

EASTERN SLOPES POLICY

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As Provincial policy	A Policy for Resource Mgmt. of the Eastern Slopes		The Eastern Slopes Policy can be broadly defined as a policy designed to protect, manage and develop the eastern slopes so as to be of benefit to Albertans. The intent, in terms of protection, is to preserve those areas which form the unique character of the eastern slopes of the Rocky Mountains. The management policy deals with the recognition of the mixed use made of the natural resources and the need to set specific goals and objectives. In terms of development, the Eastern Slopes Policy recognizes the existing uses made of the land and attempts to provide for future site-specific developments based on the merits of the proposal.	ENVIRONMENT COUNCIL OF ALBERTA

ENERGY RESOURCES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Conservation of	Energy Resources Conservation Act	2	The purpose of this Act is, among other things, to conserve and prevent the wastage of energy resources in the province and to ensure the conservation of the environment in the development of the energy resources.	COAL DEVELOPMENT ENVIRONMENTAL IMPACT ENVIRONMENTAL ISSUES OIL AND GAS OPERATIONS POLLUTION

ENERGY RESOURCES CONSERVATION BOARD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Purpose and functions of	Energy Resources Conservation Act		The Energy Resources Conservation Board has statutory responsibilities for certain energy, resource and environmental management functions with regard to oil, gas, oil sands, pipelines, electric energy and coal. Among these functions are: regulation of exploration, development, pipelines and transmission lines; prevention of waste; and the regulation of contamination and pollution from energy related developments. The Board also considers applications for the export of gas or propane from Alberta. Under the provisions of the Oil and Gas Conservation Act, the Board is entitled to review and grant applications for industrial development permits that authorize the use of gas, ethane, propane, crude oil, crude bitumen or any primary derivative as a raw material or fuel in an industrial or manufacturing operation.	COAL DEVELOPMENT OIL AND GAS OPERATIONS PIPELINES POLLUTION SOUR GAS FACILITIES TRANSMISSION LINES

ENVIRONMENT COUNCIL OF ALBERTA

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Purpose of			The Environment Council is advisory to Government and is required: to carry out an ongoing review of Government policies and programs pertaining to environment conservation; to investigate specific environmental matters at the request of the Minister of Environment; and to hold Stop Order appeals under a variety of legislation. The program is implemented through public hearings, activities of a large public advisory committee, staff reports, conferences and workshops.	APPEALS CONTROL ORDERS EASTERN SLOPES POLICY WATER

ENVIRONMENTAL IMPACT

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Assessment report	Land Surface Conservation and Reclamation Act	8	The Minister of the Environment may require the preparation of an environmental impact assessment report if in his opinion, an operation or activity is likely to result in surface disturbances. The contents of the report may be specified but generally must address the impact the particular disturbance may have on conserving and maintaining the natural environment.	COAL DEVELOPMENT ENERGY RESOURCES ENVIRONMENTAL ISSUES MINES AND MINERALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Declaration of preservation areas	Department of the Environment Act	16	The Lieutenant Governor in Council may declare Restricted Development Areas and Water Conservation Areas in the province. The purpose of these areas is to prevent destruction or pollution of the natural resources, to protect watersheds and to generally prevent the destruction of the quality of the environment.	RESTRICTED DEVELOPMENT AREAS WATER
Municipal by-laws regarding	Municipal Government Act	198	See POLLUTION -- Municipal by-laws regarding	
Re: environmental protection	Department of the Environment Act	2	The main purpose of this Act is to promote the conservation, management and utilization of natural resources by advocating measures to prevent pollution through control of those activities that are likely to adversely affect the qualify of the environment.	AGREEMENTS COAL DEVELOPMENT ENERGY RESOURCES ENVIRONMENTAL IMPACT EXPROPRIATION MINES AND MINERALS
Re: hazardous chemicals	Hazardous Chemicals Act	6	This section describes the procedures for issuance and contents of a chemical control order. This order deals with the use, storage, manufacture, disposal or transportation of hazardous chemicals. The order is designed to minimize possible adverse effects on the environment caused by the use of hazardous chemicals.	
Re: soil erosion and conservation	Soil Conservation Act	4	See SOIL CONSERVATION -- Soil erosion	
Regulations concerning	Department of the Environment Act	18	The Lieutenant Governor in Council may make regulations pertaining to environmental issues. Some of these issues include the preservation of watersheds, the management of land so as not to be detrimental to the environment, sand and gravel operations, noise abatement measures, etc.	NOISE PITS QUARRIES WATER

ENVIRONMENTAL RESERVES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Authority to take land, and title to	Planning Act	92, 95	This section authorizes the taking of lands, without compensation, for environmental reserve purposes from the owner of land involved in a subdivision application. The rights to the lands taken are vested in the Crown or a municipal corporation.	CERTIFICATE OF TITLE PLAN OF SUBDIVISION SUBDIVISION APPROVING AUTHORITIES
Definition of	Planning Act	98	Lands taken as environmental reserve may include swamps, gullies or ravines, lands subject to flooding, lands unsuitable for development and lands adjoining a body of water to prevent pollution and provide public access.	
Disposal of	Planning Act	119	The sale or lease or environmental reserve lands is prohibited.	
Public utilities on	Planning Act	118	See PUBLIC UTILITIES -- On reserve land	
Roads on	Planning Act	118	See ROADS -- On reserve land	
Use of	Planning Act	111	Environmental reserves may only be used for a public park or remain in its natural state.	MUNICIPAL/SCHOOL RESERVES

EXCAVATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For historical resources	Historical Resources Act	26	No person shall excavate any land in Alberta for the purpose of searching for historical resources unless he has a permit to do so. The Minister responsible for this Act may issue a permit to excavate provided that person restores the site to its original condition after the excavation. The permit is subject to the conditions specified in this section.	HISTORICAL RESOURCES
On public land	Public Lands Act	51	It is unlawful for any person to excavate or cause an excavation to be made on public lands for any purpose.	PITS QUARRIES
Provisions for, in land use by-law	Planning Act	69(3)(k)	The council of a municipality may make provisions in the land use by-law for the excavation or filling in of land either generally or in a specific land use district.	PITS QUARRIES

EXHIBITION GROUNDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Disposal of	Municipal Government Act	127(2)	The council of a municipality may not dispose of land acquired for exhibition grounds unless the intent to sell is advertised to allow the electors to voice their opinions.	LEASE
Municipal by-laws regarding	Municipal Government Act	213	The council of a municipality may by by-law acquire, establish, construct, and operate exhibition grounds, including all equipment necessary to operate and maintain the grounds.	GOLF COURSE PARKS SWIMMING POOLS

EXPROPRIATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Approving authority for	Expropriation Act		The Expropriation Act applies to all expropriation procedures permitted in the province. The approving authority for any expropriation, where specified, may be the Crown, the municipal council or in all cases the Land Compensation Board. In all instances involving expropriation, this Act is deemed to be the final authority should a dispute arise.	LAND COMPENSATION BOARD
Compensation for	Expropriation Act	Part 2	See LAND COMPENSATION BOARD -- Role of, in expropriation procedures	
Encumbrances on land, resulting from	Expropriation Act	61	Where lands have been expropriated, pursuant to this Act, the estate or interest is vested in the expropriating authority, free and clear of any encumbrance.	
For Government of Canada	Water Resources Act	76	The Minister responsible may expropriate rights of way, on behalf of the Government of Canada, for any works constructed by the Government of Canada concerning water development and conservation projects.	
For and in a forest reserve	Forest Reserves Act	6	This section permits the Lieutenant Governor in Council to authorize the Minister of Forestry, Lands and Wildlife to purchase, expropriate or otherwise acquire land within a forest reserve or adjacent to it.	FOREST RESERVES
For completion of water resource projects	Water Resources Act	31, 80	Section 31 empowers the holder of a licence granted under this Act to expropriate land required to complete the works for which the licence was issued. Section 80 specifies the manner and the terms of the expropriation procedure.	
For environmental protection	Department of the Environment Act	9	See AGREEMENTS -- For environmental protection	
For irrigation projects	Irrigation Act	49	The board of directors of an irrigation district may pass by-laws for the expropriation of any lands required in conjunction with the operation and maintenance of an irrigation project including lands for buildings, roads to provide access to the irrigation project and lands to prevent future claims for damage.	IRRIGATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For land assembly	Alberta Mortgage and Housing Corporation Act	45	The Alberta Mortgage and Housing Corporation may acquire land by purchase or expropriation prior to the land actually being needed in anticipation of a program or project pursuant to this Act.	ALBERTA MORTGAGE AND HOUSING CORPORATION HOUSING PROJECTS
For mines and minerals	Land Surface Conservation and Reclamation Act	14	See MINES AND MINERALS -- Expropriation for	
For municipal use	Municipal Government Act	126	The council of a municipality may acquire land either inside or outside the municipality by purchase, lease or expropriation for various uses including municipal public use, as part of a development plan, to improve land owned by the municipality or to prevent the working of a mine. The acquisition of land must first be negotiated and only failing to agree on a price permits the council to expropriate the land pursuant to the Expropriation Act. If the land is located outside the acquiring municipality, the approval of the council in which the land is situated must be obtained.	AGREEMENTS AREA REDEVELOPMENT PLANS COMPENSATION LAND COMPENSATION BOARD LEASE MINES AND MINERALS
For power plants	Hydro and Electric Energy Act	34	An operator may acquire land for the purposes of a power plant on lands owned by the Crown or other parties, by negotiation or expropriation.	HYDRO AND ELECTRIC POWER
For private roads	Municipal Government Act	192	The council of a municipality may acquire land for a roadway either by expropriation or otherwise where the council has been petitioned for such a road. The roadway is to be for the benefit and convenience of the petitioner, not for the public generally. Furthermore the petitioner is required to deposit with the council a sum of money equal to the approximate cost of constructing such a roadway.	
For provincial parks	Provincial Parks Act	6	See PROVINCIAL PARKS -- Acquisition of property for, and establishment of	
For public utilities	Municipal Government Act	295	A municipality or its representatives may enter into or on, take or use by expropriation any land for the purposes of operating and constructing a public utility.	

EXPROPRIATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For railway spur tracks	Municipal Taxation Act	166	The council of a municipality may expropriate a right of way to provide for spur tracks to serve lands requiring spur facilities.	INDUSTRIAL LAND USE
For veteran lands	Municipal Government Act	254	See VETERAN LANDS -- Municipal acquisition for	
For water power, by the Crown	Water Resources Act	68	The Lieutenant Governor in Council may direct the Minister on behalf of the Crown to expropriate private land for the purposes of creating, protecting and developing water power.	HYDRO AND ELECTRIC POWER
For water projects	Water Resources Act	84	The Minister responsible may acquire land either by purchase or expropriation for any works to be constructed pursuant to the Water Resources Act.	DRAINAGE FLOODING
In a provincial historical area	Historical Resources Act	20(2)(d)	The Lieutenant Governor in Council may authorize the acquisition of land by purchase or expropriation in instances where a provincial historical area has been established.	HISTORICAL RESOURCES
In a special planning area	Planning Act	150	The Lieutenant Governor in Council, where he has declared an area to be known as a special planning area, may expropriate land by authorizing a Minister of the Crown to do so.	CROWN LANDS SPECIAL PLANNING AREAS
Principles of compensation as a result of	Expropriation Act	41 - 45	These sections outline the manner in which land values are determined as a result of land being expropriated.	LAND COMPENSATION BOARD

FARMSTEAD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Subdivision of	Subdivision Regulation	21(e)	A subdivision approving authority must grant a subdivision for the purpose of separating the farmstead from the balance of the quarter section, provided the quarter section has not previously been subdivided.	COUNTRY RESIDENTIAL RESIDENTIAL LAND USE

FENCES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Around pipeline right of way	Pipeline Act	34	See PIPELINES -- Fencing of right of way for	
Around swimming pools	Municipal Government Act	154	See SWIMMING POOLS -- Fencing of	
Around well sites	Oil and Gas Conservation Act	10(f)	See OIL AND GAS OPERATIONS -- Fencing of a well site in	
In drainage districts	Drainage Districts Act	131(4)	The board of trustees of a drainage district may erect fences along drainage works or roads as it deems necessary without imposing a legal liability to do so.	DRAINAGE
Provisions for, in land use by-law	Planning Act	69(3)(e)	The council of a municipality, at its discretion, may include as part of its land use by-law a provision for the location, height and maintenance of fences.	
Snow	Municipal Government Act	191	The council of a municipality may enter on any land abutting a roadway for the purpose of erecting snow fences to prevent snow drifting onto the roadway. The authority also permits the right to maintain, repair, replace or remove the fences.	ROADS

FINES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
			NOTE: Virtually all legislation in the Province contains provisions for offenses and penalties under each Act or Regulation. For the purpose of brevity, only the Planning Act has been extracted.	
Offences and penalties	Planning Act	154	This section outlines the provisions of offences and penalties under the Planning Act including the contravention of: this Act and the regulations, an order under section 81, a development permit or subdivision approval or conditions attached thereto and obstructing any person exercising his powers and duties under this Act.	DEVELOPMENT OFFICER DEVELOPMENT PERMITS

FIRE PREVENTION/PROTECTION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Closure of forests for	Forest and Prairie Protection Act	14	See FORESTS -- Closure of	
Fire control orders	Forest and Prairie Protection Act	21	See CONTROL ORDERS -- Fire	
Inspection of buildings for	Fire Prevention Act	11	A designated person as defined in this section may inspect any building or structure for the purposes of ensuring that the building complies with the fire code and is safe for human habitation.	BUILDINGS
Municipal by-laws regarding	Municipal Government Act	158, 159	The council of a municipality may pass by-laws for the purpose of fire protection and prevention including entering into agreements with other municipalities, regulating building construction, renovation or alteration, storage and transportation of flammable goods and any other matters that may prevent damage to life and property by fire.	AGREEMENTS BUILDINGS BY-LAWS
Removal of buildings for	Municipal Government Act	159	The council of a municipality may pass by-laws for the preservation of life and property from injury or destruction by fire including the razing or removal of a building at the owner's expense. If the owner does not pay, the cost is placed against the property as taxes owing.	BUILDINGS BY-LAWS PERMITS

FLOODING

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Areas dedicated as environmental reserves	Planning Act	98(b)	As a condition of subdivision approval, a subdivision approving authority may require the dedication of lands that are subject to flooding; such lands are designated as environmental reserve.	ENVIRONMENTAL RESERVES
As a factor in subdivision applications	Subdivision Regulation	8	See SUBDIVISION APPROVING AUTHORITIES -- Factors in decision by, re: subdivision applications	
Development restrictions due to, in a land use by-law	Planning Act	69(3)(1)	The council of a municipality, as part of its land use by-law, may regulate the development of buildings on lands that are subject to flooding.	BED AND SHORE HAZARD LANDS LAKES AND RIVERS
Flood control areas	Water Resources Act	92	The Lieutenant Governor in Council may designate any lands as a flood control area where the lands are in serious danger from flooding. The Minister responsible may acquire land that is subject to flooding through purchase or expropriation and may prohibit or regulate any land use or development within the flood control area where such uses or developments are a hazard to life and property.	EXPROPRIATION
Municipal by-laws regarding	Municipal Government Act	198(e)	The council of a municipality may pass a by-law requiring the owner of a dwelling to install such devices necessary to prevent the flooding of basements from the municipal sewage system.	

FLOOR AREA

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a requirement of condominium plans	Condominium Property Act	6(1)(f)	Each condominium plan that is submitted for registration must contain, among other things, the floor area of each unit.	BOUNDARIES CONDOMINIUM
Provisions for, in land use by-law	Planning Act	69(3)(b)	The council of a municipality, in its land use by-law, may make provision for the requirement of floor areas of buildings.	

FOREST RESERVES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Expropriation of land for and in	Forest Reserves Act	6	See EXPROPRIATION -- For and in a forest reserve	
Public land for	Public Lands Act	7	The Lieutenant Governor in Council may set aside public land for the purpose of a forest reserve or forest recreation areas.	PUBLIC LANDS
Purpose of	Forest Reserves Act	4	The purpose of a forest reserve is the conservation of forests and other vegetation in the province as well as ensuring conditions favourable to an optimum water supply.	
Traffic regulations in	Forest Reserves Act	7	The Lieutenant Governor in Council may make regulations governing the regulation and prohibition of traffic in forest reserves.	COST SHARING AGREEMENTS
Use of land in	Water Resources Act	67	Relating to water powers, the issuance of a licence, permit or lease on any land in a forest reserve is prohibited until such time as the Minister of Forestry, Lands and Wildlife has had the opportunity to review the licence, permit or lease and add conditions where necessary.	LEASE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Closure of	Forest and Prairie Protection Act	14	The Minister of Forestry, Lands and Wildlife may, by order, close entry to any land for the purpose of fire danger.	CONTROL ORDERS
Management agreement	Forests Act	16	See AGREEMENTS -- Forest management	
Purpose of Forests Act	Forests Act		The purpose of this Act is to administer forest reserves on Crown land through the regulating of all crown timber (licences, timber quotas, permits, etc.) and the regulating of all land uses for varying purposes within the forest land zones.	AGREEMENTS FOREST RESERVES LEASE

GENERAL MUNICIPAL PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Compliance of, with regional plan	Planning Act	54, 55	See REGIONAL PLANS -- Effect of	
Contents of	Planning Act	63	A general municipal plan must contain provisions for describing the various land uses proposed for the municipality and the manner and form future development in the municipality will take. Furthermore, the general municipal plan must identify those areas of the municipality that are suitable for an area structure plan and/or an area redevelopment plan. Any other information contained within a general municipal plan is at the discretion of the council.	AREA REDEVELOPMENT PLANS AREA STRUCTURE PLANS
General Plans under former Act	Planning Act	158	A plan adopted under the former Act as a general plan shall be deemed to be a general municipal plan for the purposes of this Act.	
Joint	Planning Act	61	Where two or more councils wish to adopt a joint general municipal plan to cover lands of common interest to those municipalities, they may do so pursuant to this section.	
Preparation of			See STATUTORY PLANS -- Preparation of	
Public participation requirement of	Planning Act	62	In the preparation of a general municipal plan, the council shall provide an opportunity for those persons affected to voice their opinions.	HEARINGS
Requirement for	Planning Act	61	A council of a city, town, new town, village or summer village with a population over 1,000 or a county or municipal district with a population over 10,000 must by by-law adopt a general municipal plan.	BY-LAWS

GOLF COURSE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal operation of	Municipal Government Act	213	The council of a municipality may pass by-laws for the purpose of acquiring, maintaining and operating a municipal golf course including all structures and equipment necessary to assist in the operation.	EXHIBITION GROUNDS PARKS SWIMMING POOLS

HAZARD LANDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a factor in subdivision applications	Subdivision Regulation	8	See SUBDIVISION APPROVING AUTHORITIES -- Factors in decision by, re: subdivision applications	
As environmental reserve	Planning Act	98	A subdivison approving authority may require, as part of a subdivision approval, the owner of a parcel of land to dedicate portions of the said land as environmental reserve, if, in the opinion of the subdivision approving authority, the land is unsuitable for development.	ENVIRONMENTAL RESERVES
Development restrictions on	Planning Act	69(3)(1)	The council of a municipality may include in its land use by-law restrictions on development of buildings on lands that may be hazardous i.e. subject to flooding, erosion, low-lying or unstable.	FLOODING

HEARINGS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For disposal of municipal and school reserve	Planning Act	116	The council of a municipality must hold a public hearing if an objection to the sale or lease of municipal reserve or municipal and school reserve is filed.	LEASE MUNICIPAL/SCHOOL RESERVES
For public participation in planning by-laws	Planning Act	139, 140	The council of a municipality must hold a public hearing prior to second reading of a by-law to adopt a land use by-law, area structure plan, area redevelopment plan, general municipal plan or any amending or repealing of the aforementioned by-laws or plans. Section 140 specifies those people who are entitled to be heard at the public hearing prior to council adopting the by-law.	AREA REDEVELOPMENT PLANS AREA STRUCTURE PLANS BY-LAWS GENERAL MUNICIPAL PLANS LAND USE BY-LAWS
For regional plan adoption	Planning Act	49	A regional planning commission must hold one or more public hearings prior to the adoption of or amendment to a regional plan.	REGIONAL PLANS
For replotting schemes	Planning Act	124, 130, 131	These sections outline the process by which a council of a municipality shall adopt a replotting scheme. Section 124 requires the holding of a public hearing following council's intent to adopt a replotting scheme. Section 130 specifies that council must again hold a public hearing following the completion of the preparation of a replotting scheme. Section 131 empowers council to adopt the replotting scheme provided it has held a hearing referred to in section 130 and 90% of the registered owners of the original lots in the replotting scheme have given consent.	BOUNDARIES REPLOTTING SCHEMES
Of Alberta Planning Board	Planning Act	108, 109	These sections outline the manner in which the Alberta Planning Board is required to hold a public hearing respecting an appeal from the decision of a subdivision approving authority, or any condition imposed by it under this Act or the regulations.	ALBERTA PLANNING BOARD
Of development appeal board	Planning Act	84	See DEVELOPMENT APPEAL BOARD -- Hearing of	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Closing access to	Public Highways Development Act	28	The Minister of Transportation and Utilities may at any time close an access to or from a controlled highway or any access between a controlled highway and land adjacent to that highway. All means of access to a controlled highway is at the discretion of the Minister of Transportation and Utilities.	
Closure of	Public Highways Development Act	47	The Minister of Transportation and Utilities may close in whole or in part any highway the title to which is vested in the Crown. Where such a highway is within a town, village or rural municipality, the highway is no longer under the direction, control or management of the town, village or rural municipality.	ROADS
Closure of, temporary	Public Highways Development Act	46	Where construction or maintenance of a highway is taking place, the highway authority may close any part of the highway to traffic during the process of construction or maintenance.	ROADS
Crossing over, by transmission lines	Hydro and Electric Energy Act	31	See TRANSMISSION LINES -- Crossing of, over highways	ROADS
Definition of	Planning Act	1(f.1)	Pursuant to the Public Highways Development Act, a highway means a primary highway or a road, street or highway designated as a secondary road numbered between 900 and 999.	ROADS
Development adjacent to	Public Highways Development Act	25	This section provides regulations with respect to developments adjacent to highways. Any development is at the discretion of the Minister of Transportation and Utilities and subject to permits being issued by that department. The regulations may prescribe different setback distances for varying classes of controlled highways (e.g. freeways, collector highways)	BY-LAWS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Drainage of	Municipal Government Act	188	The council of a municipality shall make adequate provisions for the drainage of all highways constructed or maintained by council in a manner that does not result in the flooding of other lands.	
Drainage of	Public Highways Development Act	39	The Minister of Transportation and Utilities is responsible for the drainage of all highways under his jurisdiction and the disposition of any water collected in the highway ditches.	
Exempted, from the Planning Act	Planning Act	3	See PLANNING ACT -- Exempted developments and subdivisions	
Lease or sale of, within a municipality	Municipal Government Act	182, 183	A municipality, in the case of section 182 and a city in the case of section 183 may lease a public highway that has been closed within the boundaries of their respective jurisdiction. A municipality, other than a city, may acquire title to a closed public highway with the approval of the Minister of Transportation and Utilities, after which the municipality may lease or sell the portion that has been closed.	LEASE PERMITS
Municipal by-laws regarding	Highway Traffic Act	16	The council of a municipality, where it has highways under its direction, control and maintenance, may make by-laws for the regulation and control of vehicle, animal and pedestrian traffic. Some of the regulations include weight limits, traffic control devices, parking standards, traffic movement, high closures, speed restrictions, etc.	BY-LAWS PARKING PERMITS
Roadside developments in proximity of	Public Highways Development Act	41, 42	A highway authority may by by-law or by order restrict any roadside development within 90 metres (300 ft.) from the centre line of a highway. Within this distance a landowner may not place any object or thing that may cause drifting of snow on the highway or obstruct the vision of pedestrian and vehicular traffic. Section 42 authorizes the highway authority to apply to the Court of Queen's Bench to order the object removed from the landowner's property if the owner does not willingly remove the development.	BY-LAWS ROADS TREES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Subdivisions in the vicinity of	Subdivision Regulation	23 - 26	These sections provide directions to a subdivison approving authority with respect to subdivisions in the vicinity of highways, specifically within 0.8 km (0.5 mi.) of the right of way. If the lands to be subdivided are to be used for agricultural purposes or for industrial and country residential uses contained in an area structure plan satisfactory to the Minister of Transportation and Utilities they may be considered for development within the 0.8 km (0.5 mi.) setback. Section 24, however, specifies that if the uses are permitted a service road, 31 m. (100 ft.) in width, is to be provided adjacent to the highway. Sections 25 and 26 provide clarification as to where along a highway a subdivision for highway commercial use may be located and the dimensions of the lots for that use.	INDUSTRIAL LAND USE
Title to	Municipal Government Act	172	The title to highways, roads, streets, lanes, alleys and bridges rests with the Crown, except for those found within the boundaries of a city. Subject to other legislation, a council of a municipality has the control and management of those items mentioned above.	CERTIFICATE OF TITLE

HISTORICAL RESOURCES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Acquisiton or disposal of historic buildings	Historical Resources Act	5	See BUILDINGS -- Historic, acquisiton or disposal of	
Damage to, and appeal thereof	Historical Resources Act	45	See APPEALS -- Re: damage to historical resources	
Designation of	Historical Resources Act	15(3),16, 21,22,25	Where a site has been designated an historical resource by the Minister responsible for the Historical Resources Act, such an order shall be registered at Land Titles Office against the certificate of title of the lands that are affected by the order. The various sections refer specifically to a registered historic resource, a provincial historic resource, a provincial historic area regulation, a municipal historic resource and a covenant on land respectively.	
Excavation for	Historical Resources Act	26	See EXCAVATION -- For historical resources	
On public lands	Public Lands Act	7(c)	This section authorizes the Minister of Forestry, Lands and Wildlife to set aside public land for the purposes of a historic site.	EXPROPRIATION PUBLIC LANDS
Purpose of Historical Resources Act	Historical Resources Act		This Act can generally be described as an act to preserve, coordinate, interpret and promote historic resources in Alberta. Among others, the Minister may make regulations pertaining to the use and protection of property under his control and generally for the operation, conduct and management of properties under his control. Specifically, the Minister may designate and protect any historic resource in the province.	BUILDINGS
Sale of	Historical Resources Act	28	See SALE OF PROPERTY/RESOURCES -- Re: archaelogical and palaeontological areas	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal by-laws regarding	Municipal Government Act	206	The council of a municipality may pass a by-law for the purpose of taking over, purchasing, erecting, operating, regulating or maintaining hospitals, either directly or by another body constituted for that purpose.	BORROWING

HOUSING PROJECTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Agreements, municipalities and the Government of Canada	Alberta Mortgage and Housing Corporation Act	36	See AGREEMENTS -- Between municipalities and the Government of Canada	
Alberta Mortgage and Housing Corporation role in	Alberta Mortgage and Housing Corporation Act	35, 40, 41, 43	These sections outline the various projects dealing with housing that may be undertaken by the Alberta Mortgage and Housing Corporation including: general housing projects, community housing projects, senior citizen housing projects and land assembly projects for the purpose of undertaking and completing the various housing projects.	ALBERTA MORTGAGE AND HOUSING CORPORATION EXPROPRIATION
For indigent residents	Municipal Government Act	211	The council of a municipality, by by-law, may purchase or lease land or buildings, repair any buildings, erect new buildings and furnish them in order to provide a place of accommodation for the indigent residents of the municipality.	
For senior citizens	Alberta Mortgage and Housing Corporation Act	41	The Alberta Mortgage and Housing Corporation may undertake senior citizen housing projects and as part of those projects acquire, assemble and develop land, design and construct senior citizen housing or convert existing buildings for senior citizen housing, administer or maintain senior citizen accommodation, borrow monies required for a project and dispose of any senior citizens housing projects.	
For senior citizens	Senior Citizens Housing Act	12	The Alberta Mortgage and Housing Corporation may undertake and complete housing projects for senior citizens, except single family detached dwellings. As part of this undertaking the Corporation may acquire, lease and develop existing land and buildings or design and construct new buildings.	

HYDRO AND ELECTRIC POWER

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Acquisition of land for	Hydro and Electric Energy Act	34	See EXPROPRIATION -- For power plants	
Purpose of Hydro and Electric Energy Act	Hydro and Electric Energy Act		This Act provides for "the economic, orderly and efficient development" of hydro energy and the generation and transmission of electric energy in Alberta. The Act covers such topics as hydro development and power plants, transmission lines, permits and licensing, electric distribution systems and the land and rights of way required for all systems (sections 30-33).	ENERGY RESOURCES CONSERVATION BOARD TRANSMISSION LINES

IMPROVEMENT DISTRICTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Cemeteries in	Improvement Districts Act	25	See CEMETERIES -- In improvement districts	
Dilapidated buildings in	Improvement Districts Act	28	See BUILDINGS -- Dilapidated, in improvement districts	
Formation of	Improvement Districts Act	2	The Lieutenant Governor in Council may, by order, constitute any part of Alberta not contained in a city, town, village, county, municipal district, special area or improvement district as an improvement district or any portion of a city, town, village, municipal district, county or special area that has been withdrawn therefrom by an order of the Minister or the Local Authorities Board. The newly created improvement district may be designated by a distinctive name or number.	BOUNDARIES
Industrial	Improvement Districts Act	3(e)	The Minister of Municipal Affairs may by order declare an improvement district as an industrial improvement district.	
Jurisdiction of roads in	Public Highways Development Act	19	All roads and public highways in improvement districts are under the direction, control and management of the Minister of Transportation and Utilities.	ROADS
Road improvements in	Improvement Districts Act	29	The Minister of Transportation and Utilities shall make road improvements from time to time in the interests of the improvement district on roads leading to and from the improvement district.	ROADS
Street lighting in a hamlet in	Improvement Districts Act	16	The Minister of Municipal Affairs, with the approval of the Public Utilities Board, may enter into contracts with a person to supply lighting in a hamlet, located within an improvement district.	
Supply of public utilities in	Improvement Districts Act	20	The Minister of Municipal Affairs, with the approval of the Public Utilities Board, may enter into contracts with a person to supply public utilities including water, light, power, gas, natural gas or a sewage system for a term not to exceed 10 years, subject to renewal provisions.	PUBLIC UTILITIES

IMPROVEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Disposal of, on public land	Public Lands Act	59	If a disposition on public land is cancelled, expired or withdrawn the Minister of Forestry, Lands and Wildlife may decide whether any buildings or other improvements on the land form a part of that land. The holder of the disposition must remove any buildings or improvements within 1 month of the cancellation, expiration or withdrawl after which the buildings and improvements are forfeited to the Crown. The Minister may authorize any person to remove, demolish or otherwise dispose of any building or improvements on the land following forfeiture to the Crown.	BUILDINGS
Effect of cancellation of homestead sale on	Public Lands Act	95	When a homestead sale is cancelled, the Minister of Forestry, Lands and Wildlife may at his discretion pay or refuse to pay the purchaser for any improvements made on the land by the purchaser.	
On homestead sale land	Public Lands Act	103	A purchaser of a homestead sale shall not build or make any permanent improvements, other than fencing or cultivation, on any part of the homestead sale land that lies within 5.03 metres (16.5 feet) of a road allowance.	

INCINERATORS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For disposal of garbage	Municipal Government Act	199	The council of a municipality may by by-law, establish and maintain a system of garbage collection and disposal subject to the conditions listed in this section.	LITTER NUISANCE GROUNDS
In airport vicinity protection areas	Airport Vicinity Protection Area Regulations	5(2)(b)	The development officer of a municipality shall refer an application for the development of a public incinerator to Transport Canada for comment if the development falls within the airport vicinity protection area.	AIRPORT VICINITY PROTECTION AREA
Permit to construct	Clean Air Act	3(1)(c)	No person is permitted to construct and/or operate an incinerator unless he holds a permit from the Director of Standards and Approvals, Alberta Environment.	
Regulations concerning	Public Health Act	6(1)(n.1)	The Provincial Board of Health, subject to the Lieutenant Governor in Council, may make regulations for the location, design, construction, maintenance and operation of refuse disposal plants.	PUBLIC HEALTH

INDIAN RESERVES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Indian lands map regarding	Land Titles Act	77	Any map or plan signed by the superintendent general of Indian Affairs, and certified by a Dominion land surveyor or filed with the Government of Canada as Indian lands, shall be dealt with and recognized by the Registrar of the land registration district in which the lands are located.	
Municipal status of	Municipal Government Act	5	An Indian reserve is not part of any municipality for any purpose whatsoever.	MUNICIPALITY
Road allowances between a municipality and	Municipal Government Act	4(3)	See ROAD ALLOWANCES -- Between an Indian reserve and a municipality	
Secondary roads through	Public Highways Development Act	13	See ROADS -- Secondary, through Indian reserves	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a regulated surface operation	Land Surface Conservation and Reclamation Act	23	The Lieutenant Governor in Council may by regulation designate any activity or operation a regulated surface operation including the preparation of land to be used for an industrial site.	
Industrial development permit for	Oil and Gas Conservation Act	30	An energy resource (gas, oil or derivatives) produced in Alberta may not be used as a raw material or fuel in any industrial operation unless a permit from the Energy Resources Conservation Board has been issued. A permit issued by the Board for this purpose is known as an industrial development permit.	ENERGY RESOURCES CONSERVATION BOARD OIL AND GAS OPERATIONS
Land assembly for industrial park	Alberta Mortgage and Housing Corporation Act	43	See ALBERTA MORTGAGE AND HOUSING CORPORATION -- Land assembly and development by	
Railway spur for	Subdivision Regulation	29	Where an individual subdivision is to be served by a railway, the railway right of way is to be shown as a separate lot on the plan of subdivision.	BOUNDARIES EXPROPRIATION
Redevelopment levy for	Planning Act	75	Where an area redevelopment plan includes proposals for industrial uses, among others, a redevelopment levy may be imposed in accordance with the by-law adopted by the council of a municipality for that area.	AREA REDEVELOPMENT PLANS LEVIES
Service roads for	Subdivision Regulation	28	All subdivisions for industrial uses fronting on a public roadway to which direct access is not permitted must be provided with a service road of at least 15 m. (50 ft.) in width.	HIGHWAYS

INNOVATIVE RESIDENTIAL DEVELOPMENT AREA

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Designation, purpose and function of	Planning Act	149	The council of a municipality may apply to the Minister of Municipal Affairs to designate an area as an innovative residential development area in order to promote innovative low cost residential development. Once an area has been established by the Minister, the council may approve a project whether or not it conforms to the provisions of the land use by-law. Moreover, the Minister may approve subdivision within this area and waive any provisions of the Planning Act or regulations.	PLAN OF SUBDIVISION

INSTRUMENT

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Definition of	Planning Act	1(g)	An instrument is defined as a plan of subdivision and every other thing defined as an instrument under the Land Titles Act.	CAVEATS PLAN OF SUBDIVISION
Definition of	Land Titles Act	1(l)	An instrument is defined as, among others, a certificate of title, deed, map, plan, will, mortgage or encumbrance, judgement or order of a court, or any other document in writing affecting the transfer of land.	CERTIFICATE OF TITLE REGISTRATION
Registration of	Planning Act	86, 105	See REGISTRATION -- Of subdivision instruments -- Of instruments not requiring subdivision approval	
Subdivision by	Subdivision Regulation	4(1)	See PARCEL -- Subdivision of a, by instrument	

INTEGRATED RESOURCE MANAGEMENT PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
General purpose of			The preparation of integrated resource management plans rests with Alberta Forestry, Lands and Wildlife. The plans are designed to provide for the efficient usage of Alberta's public lands and resources, through the involvement of government agencies, special interest groups and the public at large. The contents of the plans are dependent on the scale of the exercise, that is, provincial, regional, sub-regional or local. Because resource management issues are becoming complex in nature, particularly where different agencies have conflicting interests, the integrated resource management plan seeks to overcome these conflicts by providing a framework to operate under.	

INTENSIVE LIVESTOCK OPERATIONS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Regulations governing	Clean Water Act	21(y)	The Lieutenant Governor in Council may make regulations governing the control of intensive livestock operations and the method of dealing with water contamination as a result of intensive livestock operations.	WATER

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a local improvement	Municipal Taxation Act	149(1)(g)	The council of a municipality may authorize the construction and provide for the purchase and maintenance of water or other works incidental to irrigation to be classed as a local improvement.	LOCAL IMPROVEMENT TAX
Canals, pipeline crossing over	Pipeline Act	42	See CANALS -- Irrigation, pipeline crossing over	
Canals, transmission lines over	Hydro and Electric Energy Act	33	See TRANSMISSION LINES -- Crossing of, over irrigation canal	
Districts, agreements with board in	Irrigation Act	44	See AGREEMENTS -- With board of directors of an irrigation district	
Districts, amalgamation of	Irrigation Act	7	See AMALGAMATION AND ANNEXATION -- Amalgamation of irrigation districts	
Ditch rehabilitation plans for	Irrigation Act	178 - 180	See DITCHES -- Rehabilitation plans for	
Irrigated lands	Irrigation Act	109	The council of an irrigation district may require, as part of the assessment rolls, the identification of irrigated lands versus those lands not under irrigation.	
Powers of the Minister of Environment regarding	Water Resources Act	47	Where the Minister responsible for this Act deems it to be in the public interest, he may take over, acquire or purchase any works for irrigation purposes and has the same power with respect to the land as the board of directors of an irrigation district.	EXPROPRIATION
Projects, expropriation for	Irrigation Act	49	See EXPROPRIATION -- For irrigation projects	
Water for	Municipal Government Act	252	The council of a municipality may pass by-laws for the purpose of entering into agreements with irrigation districts to supply water for irrigation. By virtue of the agreement, the council may construct and operate any ditches required for the project but no irrigation ditches may be constructed along a street, lane or highway unless 2/3 of the property owners facing the street, lane or highway give their consent.	DITCHES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Works obstructed by soil drifting	Irrigation Act	57	If, in the opinion of the board of directors of an irrigation district, a ditch that is part of the irrigation works is subject to obstruction by soil drifting etc., the Board may take such steps necessary to prevent the obstruction, including entering upon the land.	

LAKES AND RIVERS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Crossing, by bridges	Public Highways Development Act	52	See BRIDGES -- Construction and maintenance of	
Crossing, by pipelines	Pipeline Act	43	The operator of a pipeline may construct or operate a pipeline on, across, over or under the bed or shore of a lake, river or other waterbody even though interest in or title to the land is not specifically excepted from the certificate of title, and vested in the Crown.	BED AND SHORE CANALS
Crossing, with transmission lines	Hydro and Electric Energy Act	32	See TRANSMISSION LINES -- Crossing of, over water (excluding irrigation canals)	
Definition of a watercourse	Clean Water Act	1(n)	A watercourse is the bed and shore of a river, stream, lake, creek, swamp or man-made feature such as a canal or ditch.	
Development restrictions near, in land use by-law	Planning Act	69(3)(1)	The council of a municipality may include in its land use by-law the provision of regulating the development of buildings in the proximity of lakes and rivers or other water bodies.	BED AND SHORE FLOODING HAZARD LANDS
Land adjacent to, dedicated as environmental reserve	Planning Act	98	A subdivision approving authority may regulate land use in the vicinity of lakes and rivers by requiring the dedication of land adjacent to the waterbody to be designated environmental reserve.	ENVIRONMENTAL RESERVES POLLUTION
Public land prohibitions regarding	Public Lands Act	51	Any person is prohibited from disturbing public lands including the bed and shore of any lakes and rivers.	BED AND SHORE WATER
Regulations concerning	Water Resources Act	72	See WATER -- Regulations concerning	
Title to, and right to use of	Water Resources Act	2	See WATER -- Title to, and right to use of	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Acquisition of, for municipal purposes	Municipal Government Act	126	The council of a municipality may acquire land for any municipal purpose, both inside and outside the boundaries of the subject municipality.	AGREEMENTS BY-LAWS DAY CARE CENTRES DEBENTURES EXHIBITION GROUNDS EXPROPRIATION LEASE QUARRIES
Disposal of, by a municipality	Municipal Government Act	127	The council of a municipality may dispose of land in the manner described in this section.	EXHIBITION GROUNDS

LAND COMPENSATION BOARD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Hearings of, re: replotting schemes	Planning Act	136, 137	See REPLOTTING SCHEMES -- Entitlement to compensation due to	
Role of, in expropriation procedures	Expropriation Act	Part 2	The purpose of the Land Compensation Board essentially is to act as the authority in determining land values in expropriation procedures. Generally speaking, the Board will intervene where the landowner and the expropriating authority do not agree on the amount of compensation payable as part of an expropriation.	EXPROPRIATION REPLOTTING SCHEMES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Conformance of, with regional plan	Planning Act	54, 55	See REGIONAL PLANS -- Effect of	
Contents of	Planning Act	69	Some parts of the content of land use by-laws are mandatory and some are discretionary. The mandatory aspects include: the requirement to divide the municipality into districts, the types of land uses permitted within the districts, the establishing of the the office of development officer and the procedures by which the development process is to be governed. The discretionary aspects provide information as to which facets may or may not be included in the land use by-law at the discretion of council. Some of these include size of lots, heights of buildings, setback distances, access to buildings, fences, landscaping, etc.	DEVELOPMENT OFFICER MUNICIPAL PLANNING COMMISSIONS
Definition of	Planning Act	1(h)	The land use by-law is a by-law duly passed by a council of a municipality as a land use by-law in accordance with the Planning Act.	
Direct control district in	Planning Act	70	Where the council of a municipality has adopted a general municipal plan, a district may be established in the land use by-law known as a direct control district. A direct control district is frequently used where a council wishes to exercise particular control over an area. Within this district, council may regulate the use of land and buildings as it deems necessary.	
Non-conforming uses and buildings in	Planning Act	74	A non-conforming building or use refers to one that does not comply with the districting provisions of a land use by-law, but which was in existence before, or has been issued a development permit before, the date a land use by-law comes into effect. The Planning Act allows for a non-conforming use of land or a building to continue to operate once the land use by-law is in effect. Any non-conforming building, or a building that is used in a non-conforming manner, shall not be enlarged, added to, or structurally rebuilt beyond normal maintenance of the building. If more than 75% of such a building is damaged or destroyed, or if that use is discontinued for a period of six or more consecutive months, any future use of it must conform with the land use by-law. The non-conforming use of land or a building is not affected by a change in ownership, tenancy, or occupancy of the land or bu[illegible]ng.	DEVELOPMENT OFFICER DEVELOPMENT PERMITS

LAND USE BY-LAWS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Permitted and discretionary uses in	Planning Act	71(1)	The council of a municipality must specify within those uses of land and buildings that are permitted (with or without conditions) and those that are discretionary (at the discretion of the development officer) within each of the land use districts provided for in the land use by-law.	DEVELOPMENT OFFICER MUNICIPAL PLANNING COMMISSIONS
Preparation of			The land use by-law is prepared by a municipality with the assistance of professional planners. The professional planners can be drawn from the technical staff of the municipality, the relevant regional planning commission, the staff of Alberta Municipal Affairs, or hired privately.	
Public hearings for adoption and amendment of	Planning Act	139	Where a council of a municipality adopts a land use by-law as required under this section, it must hold a public hearing prior to second reading of the by-law. Furthermore, council must give written notice to each landowner affected by the land use by-law and summarize its effects.	BY-LAWS HEARINGS
Requirement for preparation of	Planning Act	68	A council of a municipality with a population of 1,000 or more people must pass a land use by-law. It is optional for municipalities with less than 1,000 population.	REGULATIONS

LEASE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Cancellation of, on Crown land	Public Lands Act	78	The Minister of Forestry, Lands and Wildlife may cancel a lease on public lands. The reasons include unauthorized use of leased land, a lease issued in error, the person whose name appears on the lease is not using the land and failure to pay any monies owing on the lease.	CROWN LANDS
Coal, in road allowances	Mines and Minerals Act	82	See ROAD ALLOWANCES -- Coal leases in	
For minerals in a road allowance	Mines and Minerals Act	87	See ROAD ALLOWANCES -- Mineral rights within	
For use of Crown land	Public Lands Act	74	Where a person or persons have leased public lands, the use of the land specified in the lease agreement may not be changed in any manner without the consent of the Minister responsible for this Act.	CROWN LANDS
For use of timber on Crown land	Public Lands Act	75	The lessee of public lands may use wood for fuel and for construction of buildings on the leased land in instances where he is preparing the land for cultivation. If, however, the lessee is not preparing the land for cultivation he may not cut timber for any purpose without obtaining a permit to do so.	FORESTS
Grazing, on Crown land	Public Lands Act	106 - 116	The conditions under which grazing leases are issued include the term of the lease, the annual rent, the grazing capacity permitted, a lease held by an association, the erection for a residence, regulations governing leases and powers of the Minister of Forestry, Lands and Wildlife to withdraw from the lease.	CROWN LANDS
Of land by a municipality	Municipal Government Act	126	The council of a municipality may acquire land for municipal purposes by various means including by lease.	EXPROPRIATION LAND
Of land to service clubs	Municipal Government Act	127	The council of a municipality may rent or lease lands it has acquired through expropriation, purchase or gift, to among others, a community association or community service club without the assent of the electors.	EXHIBITION GROUNDS EXPROPRIATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Of municipal and/or school reserve	Planning Act	115 - 119	These sections outline the powers that a council of a municipality have with respect to the leasing of municipal reserve land and the powers a council and a school board have with respect to the leasing of a municipal and school reserve.	HEARINGS MUNICIPAL/SCHOOL RESERVES
Of municipal property	Municipal Government Act	127(2)(c)	The council of a municipality may not rent to any person any land or building below fair rental value unless the person represents a school, welfare organization or community service club.	
Of public utility	Municipal Government Act	282	See PUBLIC UTILITIES -- Construction and operation of	
Of utility lots, right of way, or easement	Municipal Government Act	127(5)	The council of a municipality may lease a utility lot, utility right of way or utility easement subject to any conditions council deems appropriate.	
Or sale of closed roads within a municipality	Municipal Government Act	182	Where a street, road, lane or highway has been closed in whole or in part pursuant to this Act, the council of the municipality, other than a city, may lease that portion of the road that is closed to the owners of adjoining lands. The term of the lease shall not exceed 3 years but is renewable and the lease shall specify that no permanent structures or buildings may be erected on site.	HIGHWAYS PERMITS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of development permit	Planning Act	77	The council of a municipality may, as a condition of a development permit, require the applicant to enter into an agreement to pay a redevelopment levy imposed by by-law.	DEVELOPMENT PERMITS
As a condition of subdivision approval	Planning Act	92	A subdivision approving authority, at the request of a municipal council, may as a condition of subdivision require the applicant to enter into a development agreement with respect to the payment of a redevelopment levy.	SUBDIVISION
Off-site	Planning Act	76	The council of a municipality may impose a levy in respect of land to be developed or subdivided and to be used for all or any facilities for water, sanitary sewer or storm sewer. These facilities may be new or an expansion to existing facilities and include the storage, transmission, treatment and supply of water, the treatment, movement and disposal of sanitary sewage and storm drainage facilities.	
Redevelopment	Planning Act	75	The council of a municipality may impose a levy in accordance with the by-law adopting the area redevelopment plan. This levy may only be imposed and collected once in respect of the development and may only be used to provide land for a park, land for school buildings or land for recreational facilities to be used in conjunction with the redevelopment area.	AREA REDEVELOPMENT PLANS DEVELOPMENT OFFICER INDUSTRIAL LAND USE
Regulations re: off-site and redevelopment levies	Planning Act	146	The Lieutenant Governor in Council may make regulations governing the maximum amount that the council of a municipality may impose as a redevelopment or off-site levy.	

LITTER

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
By-law to remove	Municipal Government Act	160(1)	A council may pass a by-law requiring the removal of litter or other unsightly matter from lands within the municipality.	
Collection and disposal of	Municipal Government Act	199	The council of a municipality may pass by-laws defining garbage and refuse and further to establish a system for the collection, removal and disposal of the garbage, including any development associated with the operation of the system.	INCINERATORS NUISANCE GROUNDS
Public land prohibitions regarding	Public Lands Act	51	No person may cause the accumulation of garbage or any other waste material on public lands.	

LOCAL AUTHORITIES BOARD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Purpose of	Local Authorities Board Act		The Local Authorities Board has a number of duties assigned to it through various Acts. Its most important planning function is to rule on applications or petitions for annexation or separation of lands, including the authority to establish terms and conditions as part of its orders. An annexation order issued by the Local Authorities Board has no effect unless it is approved by the Lieutenant Governor in Council. Additional Board functions relate to borrowing authority by municipalities and school authorities through the issue of debentures. The Board has the authority to examine the financial status of municipalities, authorize debenture borrowings, authorize the use of surplus funds, and authorize financial programs for controlled local authorities such as New Towns.	AMALGAMATION AND ANNEXATION BORROWING DEBENTURES NEW TOWNS

LOCAL AUTHORITY

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Appeal of regional plan amendment by	Planning Act	57	See REGIONAL PLANS -- Appeal of decision of amendments to	
Definition of	Planning Act	1(i)	A local authority is defined as: a council; a school authority; a district board under the Hospitals Act; the board of directors of an irrigation district; the board of trustees of a drainage district; a regional services commission established under the Regional Municipal Services Act; or a joint committee when established under section 113 of the Municipal Government Act to construct, own, maintain or operate or do any other matter or thing with respect to a public utility.	

LOCAL IMPROVEMENT TAX

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Developments subject to	Municipal Taxation Act	149(1)	The types of work that may be authorized by the council of a municipality under the provisions of a local improvement tax include all facets of construction of roadways, sidewalks, sewer systems, water systems and the like as well as works incidental to those noted above.	IRRIGATION PARKS TREES WALKWAYS
Maintenance of land as a	Municipal Taxation Act	102	The council of a municipality may levy, by by-law, a tax to assist in the maintenance and repair of all lands fronting or abutting streets, lanes, squares or other public places which benefit from the paving, gravelling, asphalt, etc. of sidewalks, sewer and water facilities.	BORROWING DEBENTURES

MINES AND MINERALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Agreements with respect to	Mines and Minerals Act	16	See AGREEMENTS -- Mines and minerals	
Coal leases in road allowances	Mines and Minerals Act	82	See ROAD ALLOWANCES -- Coal leases in	
Development of municipal mineral rights	Municipal Government Act	253	See AGREEMENTS -- For development of municipal mineral rights	
Entitlement to, by expropriation	Expropriation Act	4	Unless the authorizing Act specifically authorizes the expropriation of mines and minerals, the expropriating authority is not entitled to any mines or minerals.	EXPROPRIATION
Exceptions of, in disposition of public land	Public Lands Act	34	All mines and minerals and the right to work them are automatically excepted from any rights granted to use public lands whether expressly stated or not.	CROWN LANDS
Expropriation for	Land Surface Conservation and Reclamation Act	14	The Lieutenant Governor in Council may acquire by expropriation any interest in mines and minerals on or under land to prevent environmental degradation or inconsistent use of the land for the eventual recovery of mines and minerals.	EXPROPRIATION
Open pit/strip mines	Mines and Minerals Act	12	Where application is made to develop a new open pit or strip mine or to re-open a previously abandoned open pit or strip mine, the application shall contain provisions for the reclamation of all lands disturbed by the operation.	COAL DEVELOPMENT ENVIRONMENTAL IMPACT ENVIRONMENTAL ISSUES PITS QUARRIES WATER
Pipeline construction near	Pipeline Act	44	A pipeline may not be constructed so as to interfere with the working of a mine or quarry.	
Registration of fractional interest in	Land Titles Act	55	See REGISTRATION -- Of undivided fractional interest in minerals	
Title to, by municipal expropriation	Municipal Government Act	138	A municipality is not entitled to any mines or minerals, solid, liquid or gaseous, that exist within lands vested in the municipality by expropriation actions.	EXPROPRIATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Title to, within roads and highways	Municipal Government Act	172	While title to public highways, roads, streets, alleys, lanes, etc., other than in a city, is vested in the Crown and in the case of the lands in a city to that city, it does not include the mines or minerals rights to those lands.	ROAD ALLOWANCES
Within land acquired by a municipality	Municipal Government Act	136	Where a municipality, through an agreement with the owner, acquires land for use as a highway, road, street, lane, bridge, ditch, etc., that municipality is not entitled to the mines and minerals on the said lands.	
Within public utility parcels and reserves	Land Titles Act	92(3)	Where, as a result of subdivision, the title to a public utility parcel or reserve is vested in the Crown or a municipality such title does not convey ownership of mines and minerals.	CERTIFICATE OF TITLE PLAN OF SUBDIVISION

MOBILE HOME PARKS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal by-laws respecting	Municipal Government Act	213	The council of a municipality may pass by-laws respecting the acquisition, development and maintenance of trailer courts and mobile home parks and any matter incidental to that. This may include swimming pools, public bathing houses, skating rinks, golf courses, and playgrounds.	RESIDENTIAL LAND USE

MUNICIPAL PLANNING COMMISSIONS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Duties of	Planning Act	29, 32	The council of a municipality may specify in the by-law that created the municipal planning commission the duties and responsibilities of the commission. These may include the power to make decisions on development permits, to act as development officer or to act as subdivision approving authority for the municipality where the council of that municipality has been granted that authority.	DEVELOPMENT OFFICER DEVELOPMENT PERMITS LAND USE BY-LAWS SUBDIVISION APPROVING AUTHORITIES
Formation of	Planning Act	28	The council of a municipality may pass a by-law establishing a municipal planning commission or a joint municipal planning commission with one or more other councils. This commission must have at least 3 persons.	AGREEMENTS

MUNICIPAL/SCHOOL RESERVES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Additional lands required for	Planning Act	101	A subdivision approving authority may request additional reserve lands over the 10% requirement where the density of development exceeds 12 dwelling units per acre of developable land. The definition of developable land is provided for in this section.	
Allocation of	Planning Act	104	The subdivision approving authority must specify the amount, type and location of reserves between the municipality and the school authority where land is taken, and to allocate the amount of money between the municipality and the school authority when money in lieu of land is taken.	
Amount of dedication of	Planning Act	99	The amount of land or money in lieu of land dedicated for reserve purposes is, in the case of land being taken not to exceed 10% of the total area of land being subdivided, or not more than 10% of the appraised market value if money in lieu of land is taken. In the event that a combination of land and money in lieu of land are dedicated their total shall not exceed 10%. Where lands are taken for environmental reserve purposes, the 10% calculation is based on the remaining amount of land after lands are taken for environmental reserve.	
As a subdivision requirement	Planning Act	95	The owner of the land that is the subject of a proposed subdivision must dedicate without compensation, land or money in lieu of land to be used for municipal, school or municipal and school reserve purposes. The title of the land designated as reserve would rest with the Crown, a municipal corporation or a school authority.	CERTIFICATE OF TITLE PLAN OF SUBDIVISION
Deferment of	Planning Act	102	A subdivision approving authority may defer the dedication of reserves or the taking of money in lieu of reserves. The deferment of municipal and/or school reserves is placed against the balance of the land being subdivided or against other lands owned by the person subdividing the property in question provided such lands are located in the same municipality. A caveat against those lands is filed at Land Titles Office and the caveat remains with the title.	CAVEATS

MUNICIPAL/SCHOOL RESERVES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Disposal of	Planning Act	115 - 117	The council a municipality and/or a school authority may dispose of or lease reserve lands provided such intention is advertised and if any objections are submitted a public hearing is held. Any monies received from the lease or sale of reserve lands may only be used for those uses specified in section 111 of the Planning Act (see Use of).	HEARINGS LEASE
Exemptions to requirement of	Planning Act	97	Certain lands are exempted from the requirement of reserve dedication. These lands include parcels less than 0.8 ha. (2 ac.), parcels of more than 16 ha. (40 ac.) used for agricultural purposes, first parcels separated from a quarter section and lands where previous reserve dedication has been taken.	
Money in lieu of land for	Planning Act	100	This section outlines the manner in which the appraised market value of the land is determined when money in lieu of land is taken.	APPRAISALS
Public utilities on	Planning Act	118	See PUBLIC UTILITIES -- On reserve land	
Roads on	Planning Act	118	See ROADS -- On reserve land	
Use of	Planning Act	111	Municipal or school reserves may only be used for a public park, public recreation area, school purposes or to separate lands used for different purposes.	ENVIRONMENTAL RESERVES

MUNICIPALITY

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Definition of	Planning Act	1(m)	A municipality is defined as the area of a city, town, new town, village, summer village, county, municipal district, improvement district or special area.	BY-LAWS IMPROVEMENT DISTRICTS INDIAN RESERVES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Establishment and description of	New Towns Act		This Act allows for the establishment of a municipality known as a New Town. Upon application to the Alberta Planning Board together with such information in support of the application that the Board may require, the Board may declare a New Town. Where the Alberta Planning Board has received an application for the formation of a New Town it may make such inquiries as it deems necessary including the holding of a public hearing and make recommendations accordingly. If the Board sees fit to recommend the formation of a New Town it forwards the recommendation to the Lieutenant Governor in Council who, by order, may form the New Town and prescribe the boundaries and the name of the New Town as well as the date when the order is effective. Pursuant to this Act, a board of administrators is established and must provide to the Alberta Planning Board such planning studies similar in form to a general municipal plan as defined in the Planning Act. These studies are intended to be comprehensive having regard to the orderly development of the New Town.	
Local improvements in	New Towns Act	17	The board of administrators of a New Town may undertake local improvements pursuant to the Municipal Government Act and may charge a special frontage or local benefit assessment accordingly.	LOCAL IMPROVEMENT TAX
Planning and development of	New Towns Act	12	The board of administrators of a New Town must submit to the Alberta Planning Board comprehensive plans for the future development of the new town. The nature and form of these plans is to resemble that of a general municipal plan under the Planning Act. To assist the board of administrators in the preparation of the plans, the Alberta Planning Board may require that the plans be prepared by a regional planning commission serving the area, qualified planning consultants or Alberta Municipal Affairs.	REGIONAL PLANNING COMMISSIONS
Powers of the board of administrators in	New Towns Act	13	The board of administrators of a New Town established by order may, with the consent of the Alberta Planning Board, acquire lands for municipal purposes either in or outside the town, enter into agreements with developers with respect to subdivision of land and provision of utilities and provide for the temporary housing needs for the residents of the town through the construction of trailer camps or campgrounds.	ALBERTA MORTGAGE AND HOUSING CORPORATION LOCAL AUTHORITIES BOARD SUBDIVISION APPROVING AUTHORITIES

NOISE

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Exposure forecasts	Airport Vicinity Protection Area Regulations	1	Provisions in both the Edmonton and Calgary International Airport Vicinity Protection Area Regulations define noise exposure forecast contours (N.E.F.). These contours were developed in recognition of the most probable areas of high noise i.e. the runways and approaches to them. They are used to control land use and the effects of noise adjacent to airports.	AIRPORT VICINITY PROTECTION AREA
Municipal by-laws regarding	Municipal Government Act	160(1)	The council of a municipality may pass by-laws to regulate noise emission levels for any period during the day/night for any/all parts of the municipality.	ENVIRONMENTAL ISSUES

NUISANCE GROUNDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Municipal authority for	Municipal Government Act	198(n)	The council of a municipality may pass by-laws, in accordance with the Clean Water Act, regulating and controlling the use of nuisance grounds owned or used by the municipality.	INCINERATORS LITTER
Regulations governing	Public Health Act	6(1)(n.1)	The Provincial Board of Health may make regulations, subject to the Lieutenant Governor in Council, regarding the location, design, construction, maintenance and operation of landfill sites and refuse disposal plants and any buildings or structures incidental to them.	PUBLIC HEALTH
Residential subdivisions in vicinity of	Subdivision Regulation	12	See RESIDENTIAL LAND USE -- Subdivision restrictions for	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Of geographical places or features	Historical Resources Act	14	The Historical Sites Board, with the approval of the Minister responsible for this Act, may name or change a name of any geographical place or feature in the province.	
Of streets, land and buildings	Municipal Government Act	174, 175	Pursuant to section 174, the council of a municipality, may by resolution, name or number any street, avenue or road regardless of the names or numbers that appear on the registered plan of subdivision. Section 175 authorizes council, by by-law, to require the numbering of parcels of land, buildings and units within buildings.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Exempted, from the Planning Act	Planning Act	3	See PLANNING ACT -- Exempted developments and subdivisions	
Fencing of a well site in	Oil and Gas Conservation Act	10(f)	The Energy Resources Conservation Board may make regulations requiring that fences be placed around a well or battery site.	
Prevention of waste in	Oil and Gas Conservation Act	10, 25, 30, 96	These sections generally deal with the prevention of waste of the energy resources in the province. Section 10 empowers the Energy Resources Conservation Board to make regulations to, among others, prevent the waste of oil and gas reserves while section 25 empowers the Board to require enhanced recovery operations and the storage of excess gas. Section 30 deals with the power of the Board to consider, in issuing permits, the efficient use of the resource without waste. The offences and penalties with respect to wasteful operations are established in section 96.	ENERGY RESOURCES ENERGY RESOURCES CONSERVATION BOARD INDUSTRIAL LAND USE
Registration of a plan for	Land Titles Act	82	Where land affected by a survey lies within a recognized oil producing area, the Registrar may accept for registration a plan of survey showing the areas required for a well site, tank, battery entrance roads and pipeline rights of way.	
Regulations regarding exemptions of	Land Surface Conservation and Reclamation Act	38	See REGULATIONS -- Regarding exemptions from Act	
Wasteful operations, definition of	Oil and Gas Conservation Act	1(x)	This section offers a detailed definition of "wasteful operations" in connection with the exploring, recovery, processing and operating of oil and gas reserves in the province.	
Wells, definition of	Oil and Gas Conservation Act	1(y)	A well is defined as an orifice in the ground either completed or in the process of being drilled for the production of oil and gas, for injection to an underground formation, as an evaluation well or any well drilled to a depth of at least 150 metres (500 ft.).	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Wells, regulation of	Oil and Gas Conservation Act	10	The Energy Resources Conservation Board may make regulations with respect to wells. These may include the licensing of wells, specifying the location of wells in relation to roadways, etc., prescribing spacing units between wells, the removal of wells, and generally any matter dealing with the drilling, construction, operation, maintenance and dismantling of the well.	BUILDINGS ENERGY RESOURCES CONSERVATION BOARD SOUR GAS FACILITIES

PARCEL

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Condominium unit as a	Condominium Property Act	58	For the purpose of assessment and taxation, each unit in a condominium development constitutes a separate parcel while the common property does not.	CONDOMINIUM
Definition of	Planning Act	1(o)	The Planning Act defines a parcel as an aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office. It should be noted, however, that there exists other definitions of "parcel" in other legislation, namely the Municipal Government Act, Condominium Property Act, Municipal Taxation Act and Irrigation Act.	CERTIFICATE OF TITLE
Subdivision of a, by instrument	Subdivision Regulation	4(1)	If an application for subdivision is made to subdivide a parcel into not more than 2 lots, it may be made by means of an instrument (e.g. written description of metes and bounds) other than a plan of subdivision (i.e. plan of survey).	REGISTRATION

PARKING

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Agreements with non-profit corporations	Municipal Government Act	354	See AGREEMENTS -- For construction of parking facilities	
As a condition of development permit	Planning Act	77	See DEVELOPMENT PERMITS -- Conditions of issuing	
As a condition of subdivision approval	Planning Act	92	See SUBDIVISION -- Approval, conditions of	
As a local improvement	Municipal Taxation Act	149(p)	The council of a municipality may authorize the acquisition of land and the construction of facilities for off-street parking as a local improvement.	LOCAL IMPROVEMENT TAX
Authority, establishment of	Highway Traffic Act	17	The council of a city, town or village may establish, by by-law, an authority known as a parking authority whose duties would include the operation of all municipally owned off-street parking facilities and the entering into agreements with operators of other off-street parking facilities with respect to the construction, operation and management of these facilities.	AGREEMENTS
In a business revitalization zone	Municipal Government Act	171.4	As an interim measure, property acquired in a business revitalization zone may be used for parking purposes and subsequently disposed of as redevelopment takes place.	BUSINESS REVITALIZATION ZONES
Municipal by-laws relating to	Highway Traffic Act	16	With respect to highways under its authority, the council of a municipality may make by-laws with respect to the control and regulation of vehicles. By-laws related to parking may include restricting parking of certain classes of vehicles, regulating parking stands, establishing a parking meter system, measures in dealing with illegal parking and generally any by-law for which no provision is made in this Act provided it is not inconsistent with this Act.	HIGHWAYS
Provisions for, in land use by-law	Planning Act	69(3)(f)	The council of a municipality may, in its land use by-law, make provisions for the establishment and maintenance of off-street and other parking facilities.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Demolition	Uniform Building Standards Act	5.1	No permit for the demolition of a building shall be issued by a local authority except in accordance with this Act and/or regulations.	DEMOLITION FIRE PREVENTION/PROTECTION
Development			See DEVELOPMENT PERMITS	
For excavation for historical resources	Historical Resources Act	26	See EXCAVATION -- For historical resources	HISTORICAL RESOURCES
For quarry operations	Quarries Regulation Act	5	See QUARRIES -- Permit to operate	
For temporary use of road allowance	Highway Traffic Act	16(q)	The council of a municipality may, with respect to highways under its control, by by-law grant or permit the temporary occupation or use of a road allowance, public highway or portions thereof when not required for public use and terminable on 30 days notice.	HIGHWAYS LEASE
For top soil removal	Soil Conservation Act	11	See SOIL CONSERVATION -- Top soil removal	
For waste water treatment facilities	Clean Water Act	3	See WATER -- Waste treatment facility, permit for	
Industrial development	Oil and Gas Conservation Act	30	See INDUSTRIAL LAND USE -- Industrial development permit for	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a local improvement	Municipal Taxation Act	149(1)(u)	The council of a municipality may authorize the acquisition of land for a park and the creation of a park including all expenses, as a local improvement.	LOCAL IMPROVEMENT TAX
In area redevelopment plans	Planning Act	67	See AREA REDEVELOPMENT PLANS -- Purpose, adoption and contents of	LEVIES
Municipal by-laws governing	Municipal Government Act	213	The council of a municipality may pass by-laws governing the acquisition, establishment, construction, control and operation of parks.	EXHIBITION GROUNDS GOLF COURSE SWIMMING POOLS
National	Public Lands Act	7	See PUBLIC LANDS -- Transfer of, for national parks	
Provincial			See PROVINCIAL PARKS	
Redevelopment levy for	Planning Act	75	See LEVIES -- Redevelopment	
Status of, in land use by-law	Planning Act	72	Where the council of a municipality, in its land use by-law, designates land for use as a park, but does not own the land, it must within 6 months acquire the land, require it to be provided as reserve land pursuant to this Act or amend the land use by-law to designate the land for a different use.	

PIPELINES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a regulated surface operation	Land Surface Conservation and Reclamation Act	23	The Lieutenant Governor in Council may, by regulation, designate an operation or activity as a regulated surface operation for the purpose of constructing, operating or abandoning a pipeline.	
Construction of, near mine or quarry	Pipeline Act	44	See MINES AND MINERALS -- Pipeline construction near	
Crossing lakes and rivers by	Pipeline Act	43	See LAKES AND RIVERS -- Crossing, by pipelines	
Crossing roads by	Pipeline Act	40	See ROADS -- Crossing, by pipeline	
Definition of	Pipeline Act	1(s)	Pipeline means a pipe to convey a substance or combination of substances but does not include a pipe to convey water, a pipe to convey gas (under 700 kilopascals), or a pipe to convey sewage. It should be noted, however, that the definition differs in other legislation namely the Oil and Gas Conservation Act, the Surface Rights Act, the Land Surface Conservation and Reclamation Act and the Municipal Taxation Act.	
Effect of certificate of approval on	Pipeline Act	49	Where an operator obtains a certificate of approval pursuant to the Expropriation Act, such a certificate does not grant any rights to a certificate of title issued under the Land Titles Act. Furthermore, the operator may not remove sand, gravel, clay or marl from the land affected by the certificate of approval.	
Exempted, from the Planning Act	Planning Act	3	See PLANNING ACT -- Exempted developments and subdivisions	
Fencing of right of way for	Pipeline Act	34	The Energy Resources Conservation Board, at its discretion, may require the licencee to erect fences on a pipeline right of way.	
Instrument, registration of	Land Titles Act	72	See REGISTRATION -- Of pipeline instrument	

PIPELINES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Pollution in the development of	Pipeline Act	5	The Energy Resources Conservation Board may hold an inquiry or conduct an investigation in respect of controlling pollution in the development of pipeline facilities.	ENERGY RESOURCES CONSERVATION BOARD
Regulations regarding exemptions of	Land Surface Conservation and Reclamation Act	38	See REGULATIONS -- Regarding exemptions from Act	
Right of entry for	Surface Rights Act	12	See RIGHT OF ENTRY -- On land for pipelines	CROWN LANDS

PITS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a regulated surface operation	Land Surface Conservation and Reclamation Act	23	See QUARRIES -- As a regulated surface operation	
Definition of	Land Surface Conservation and Reclamation Act	1(q)	A pit is defined as an excavation in the ground for the purpose of removing, opening up or proving any sand, gravel, clay, marl or peat but does not include a mine or quarry.	ENVIRONMENTAL ISSUES EXCAVATION MINES AND MINERALS QUARRIES

PLAN OF SUBDIVISION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Cancellation of	Planning Act	120 - 122	The Alberta Planning Board may cancel a plan of subdivision upon application provided that the consent is obtained from all the registered owners of the land, all persons having an interest in the land as per title and the municipality or Crown where a highway, public roadway or right of way is present. All taxes, assessments or rates on the individual parcels are placed against the whole area upon cancellation of the subdivision. The Registrar shall make such changes necessary to the certificates of title as outlined in the Board Order.	ASSESSMENT TAXES
Definition of	Planning Act	1(p)	A plan of subdivision is a plan of survey prepared pursuant to sections 75 and 83 of the Land Titles Act for the purpose of effecting a subdivision.	INSTRUMENT SUBDIVISION
Endorsement of, from appeal	Planning Act	110	When the Alberta Planning Board on an appeal approves an application for subdivision, either by plan of subdivision or other instrument, the applicant must submit the plan or instrument for endorsement to the subdivision approving authority from whom the appeal was made.	ALBERTA PLANNING BOARD REGISTRATION
For innovative residential development areas	Planning Act	149	See INNOVATIVE RESIDENTIAL DEVELOPMENT AREA -- Designation, purpose and function of	
For replotting schemes	Planning Act	133	See REPLOTTING SCHEMES -- Registration of	
Minimum residential lot sizes in a	Subdivision Regulation	14 - 19	See RESIDENTIAL LAND USE -- Minimum lot sizes for	
Registration of	Planning Act	105	See REGISTRATION -- Of subdivision instruments	
Title to reserves and public utility parcels in a	Land Titles Act	92	Upon registration of a plan of subdivision, the title to environmental or municipal reserves and public utility parcels is vested in the municipality or, in the case of an improvement district or special area, the Crown. The title to school reserve is vested with the school authority while title to municipal and school reserve is jointly vested in the municipality and school authority. The titles to public utility parcels and reserves vested in a municipality or the Crown does not include the rights to any mines or minerals found on those parcels.	CERTIFICATE OF TITLE ENVIRONMENTAL RESERVES MINES AND MINERALS MUNICIPAL/SCHOOL RESERVES PUBLIC UTILITIES

PLANNING ACT

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Exempted developments and subdivisions	Planning Act	3	The Planning Act and regulations pursuant thereto, are not applicable when a subdivision or development is proposed solely for a highway as defined in the Public Highways Development Act, or public roadway, a well or battery site as defined in the Oil and Gas Conservation Act, a pipeline or structure incidental to a pipeline, or any other matter as specified by the Lieutenant Governor in Council.	
Purpose of Act and regulations	Planning Act	2	The purpose of the Planning Act and the regulations pursuant thereto is to establish a means whereby plans and related matters are prepared for the orderly and economic development of the province without infringing on the rights of people except where it is in the greater public interest to do so.	

POLLUTION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Air	Clean Air Act	13	See CONTROL ORDERS -- Emission	
As a factor in dedicating environmental reserves	Planning Act	98	A subdivision approving authority may require the owner of a parcel of land that is the subject of a subdivision application, to dedicate a part of that parcel as environmental reserve for the purpose of preventing pollution adjacent to waterbodies.	ENVIRONMENTAL RESERVES WATER
Environmental impact assessment regarding	Land Surface Conservation and Reclamation Act	8	See ENVIRONMENTAL IMPACT -- Assessment report	ENVIRONMENTAL ISSUES
In the development of pipeline facilities	Pipeline Act	5	See PIPELINES -- Pollution in the development of	
Municipal by-laws regarding	Municipal Government Act	198	The council of a municipality subject to the Clean Water Act, may pass by-laws governing the preventing, controlling and regulating of any substances that may pollute any waterbody, sewerage system or treatment plant.	WATER
Purpose of Energy Resources Conservation Act regarding	Energy Resources Conservation Act	2	One of the purposes of this Act is to control pollution and protect the natural environment in the processing, development and transportation of energy resources.	ENERGY RESOURCES ENERGY RESOURCES CONSERVATION BOARD

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Density, as specified in an area structure plan	Planning Act	64	An area structure plan, adopted by by-law, shall contain, among other things, reference to the density of population in the area structure plan in general terms or with respect to specific parts of the area.	AREA STRUCTURE PLANS
Determination of, in municipalities	Planning Act	8	For the purpose of determining the population of a municipality for any reason under this Act, section 27 of the Property Tax Reduction Act shall be used.	

PROVINCIAL PARKS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Acquisition of property for, and establishment of	Provincial Parks Act	6	The Lieutenant Governor in Council may, by order, authorize the purchase, expropriation or other acquisition of land or buildings for the purpose of establishing a provincial park. Once the land is acquired, it is under the control of the Minister responsible for this Act.	PUBLIC LANDS
Purpose of	Provincial Parks Act	3	The purpose of provincial parks is to conserve and manage flora and fauna in the area, to preserve areas of geological, ecological, cultural or scientific interest and to facilitate outdoor recreation.	PUBLIC LANDS
Regulations in, respecting water	Provincial Parks Act	11(a),13	See WATER -- Regulations in provincial parks	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Regulations affecting land or buildings	Public Health Act	6(1)(k.1)	The Provincial Board of Health, subject to the approval of the Lieutenant Governor in Council, may make regulations with respect to the taking possession of or acquiring land or buildings for purposes of public health and for the construction and installation of waterworks, sewerage systems and refuse destructors.	BUILDINGS INCINERATORS NUISANCE GROUNDS WATER

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Control of weeds on	Public Lands Act	60	The holder of a disposition on public lands must ensure that the lands under his disposition are kept free of noxious weeds by using proper agricultural practices.	
For conservation of natural resources	Public Lands Act	7	The Lieutenant Governor in Council may set aside public land for the purposes of conserving the natural resources of the province. Uses that the lands may be set aside for include provincial parks, natural areas, historic sites, bird sanctuaries, forest reserves, ecological reserves, wilderness areas, etc.	FOREST RESERVES HISTORICAL RESOURCES PROVINCIAL PARKS
Grant of, general	Public Lands Act	7(b)	The Lieutenant Governor in Council may authorize the Minister of Forestry, Lands and Wildlife to make grants of public land in those circumstances where no specific provision is made in this Act or regulations to accommodate the specific need.	
Grant of, to institutions	Public Lands Act	18	The Minister of Forestry, Lands and Wildlife may grant public land to a board, society or corporation for the purposes of a school, church, cemetery or community hall. In each instance the land would be given to the group responsible for the land, such as a school board, religious corporation or society. The land granted by the Minister for use as a site for a church or community hall shall not be transferred to the society or corporation until such time as a building is erected.	CEMETERIES
Land use agreements as a condition of sale of	Public Lands Act	20	The Minister of Forestry, Lands and Wildlife may require, as a condition of sale of public land, the purchaser to enter into an agreement restricting the use to be made of the land, including any sucessors or to prohibit the purchaser from re-selling the land for a period of time.	AGREEMENTS VETERAN LANDS
Registration of, in a national park	Land Titles Act	33	See REGISTRATION -- Of land in national parks	
Resource management plans for			See INTEGRATED RESOURCE MANAGEMENT PLANS	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Transfer of, for national parks	Public Lands Act	7	The Minister of Forestry, Lands and Wildlife may enter into agreements with the Government of Canada for the purpose of transferring public lands in the province, to the Government of Canada for national park use.	
Trespassing on	Public Lands Act	46	Any person who occupies public land without proper authorization is guilty of trespassing and any improvements made on the land by that person are the property of the Crown.	

PUBLIC UTILITIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of development permit	Planning Act	77	See DEVELOPMENT PERMITS -- Conditions of issuing	
As a condition of subdivision approval	Planning Act	92	See SUBDIVISION -- Approval, conditions of	
As a subdivision requirement	Planning Act	95	A registered owner of land that is the subject of a subdivision application must provide, without compensation, lands for public utility use, the title to which to be vested in the Crown or the municipality.	PLAN OF SUBDIVISION SUBDIVISION APPROVING AUTHORITIES
As works vested in municipality	Municipal Government Act	319	All works, wells, poles, pipes, machinery, etc. required for any public utility are vested in and are the property of the municipality.	
Construction and operation of	Municipal Government Act	282, 288	Section 282 authorizes the council of a municipality, by by-law, to purchase, lease and construct any public utility. Section 288 authorizes the council of a municipality to pass by-laws or resolutions respecting the management and maintenance of any public utility.	BORROWING
Conveyance of, across property	Municipal Government Act	298	A municipality may carry pipes or wires to any part of a building, passing over the property of individual proprietors where there is more than one owner in a building, in order to supply public utilities.	RIGHT OF ENTRY
Damage caused by, through negligence of municipality	Municipal Government Act	308	A municipality is absolved from any liability for damages caused by the break of any public utility main, power cable etc. or generally any operation of a public utility unless it can be shown that the action was due to negligence on the part of the municipality or its employees.	COMPENSATION
Expropriation for	Municipal Government Act	295	See EXPROPRIATION -- For public utilities	
In area redevelopment plans	Planning Act	65	See AREA REDEVELOPMENT PLANS -- Purpose, adoption and contents of	
In area structure plans	Planning Act	64	One of the requirements of an area structure plan is the general location of major transportation routes and public utilities.	AREA STRUCTURE PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
In replotting schemes	Planning Act	128, 135	See REPLOTTING SCHEMES -- Contents of	
Lands dedicated for	Planning Act	96	See SUBDIVISION APPROVING AUTHORITIES -- Requirement by, for public roadways, utilities, etc.	
Lease of lot, right of way, or easement for	Municipal Government Act	127(5)	See LEASE -- Of utility lot, right of way, or easement	
Municipal use contracts for	Municipal Government Act	279, 280	These sections authorize a council of a municipality, with the approval of the Public Utilities Board, to enter into contracts with a person to supply telephones, transportation, light, power, natural gas, water and heat to serve the municipality for a term not to exceed 20 years.	AGREEMENTS IMPROVEMENT DISTRICTS
Off-site levies for	Planning Act	76	See LEVIES -- Off-site	
On condominium plan	Condominium Property Act	17, 18	See EASEMENTS -- On condominium plan	CONDOMINIUM
On reserve land	Planning Act	118	The council of a municipality or the council and a school authority may construct a public utility on, over, or under reserve land, provided the public interest or intent of the reserve is not adversely affected.	
Registration of instrument for conveyance of	Land Titles Act	72	The registration of an instrument granted by a registered owner of land to the Crown, a municipality, pipeline, public utility or railway company for the purposes of carrying pipes, wires or transmission lines on, over or under the parcel is permitted.	REGISTRATION
Rural gas utility	Municipal Government Act	354	See BORROWING -- For construction of rural gas utility	
Subdivision regulations for	Planning Act	145	See SUBDIVISION -- Regulations	ROADS
Supply of, in an improvement district	Improvement Districts Act	20	See IMPROVEMENT DISTRICTS -- Supply of public utilities in	

QUARRIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Abandonment of	Quarries Regulation Act	6	The owner of a quarry may not abandon operations without prior written consent by the Director of Mines.	
Acquisition of land for	Municipal Government Act	177	The council of a municipality may acquire land, by by-law or resolution, for use as a quarry, gravel pit or sand pit lying either inside or outside the municipality.	
As a regulated surface operation	Land Surface Conservation and Reclamation Act	23	The Lieutenant Governor in Council may, by regulation, designate any operation or activity a regulated surface operation including pits and quarries.	
Defintion and purpose of	Quarries Regulation Act	1(f), 2	A quarry is a pit or excavation in the ground for the purpose of removing, opening up or proving any mineral, other than coal and includes all works incidental to the quarry. The Director of Mines may classify as a quarry any sand, gravel, clay or marl operation.	EXCAVATION MINES AND MINERALS PITS ROAD ALLOWANCES
Permit to operate	Quarries Regulation Act	5	An owner/operator of a quarry may not commence operations unless he holds a permit issued by the Energy Resources Conservation Board.	
Pipeline construction near	Pipeline Act	44	See MINES AND MINERALS -- Pipeline construction near	
Regulations respecting	Quarries Regulation Act	3	The Lieutenant Governor in Council may make regulations respecting the manner in which quarries are operated, the handling of explosives, precautions to minimize conflicts with adjacent properties and any other matter governing the operation of a quarry.	ENVIRONMENTAL ISSUES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For senior citizens	Municipal Government Act	131	The council of a municipality may acquire land, construct and develop facilities for recreational use by senior citizens.	
In area redevelopment plans	Planning Act	67	See AREA REDEVELOPMENT PLANS -- Purpose, adoption and contents of	LEVIES
Redevelopment levy for	Planning Act	75	See LEVIES -- Redevelopment	
Repayment of monies borrowed for	Municipal Government Act	327	See BORROWING -- For community recreation purposes	

REGIONAL PLANNING COMMISSIONS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Corporate status of	Planning Act	21(3)	A regional planning commission established by regulation is by definition a corporation.	
Funding for	Planning Act	10, 12	See ALBERTA PLANNING FUND -- Payments into and from	
Jurisdiction of	Planning Act	26	Regional planning commissions have certain discretionary powers in terms of administration, conduct of meetings and making orders or decisions. In addition there are certain mandatory activities including the preparation of statutory plans or land use by-laws for those municipalities requesting them and provision of general or specific advice on any planning matter as requested by member municipalities.	AMALGAMATION AND ANNEXATION NEW TOWNS REGIONAL PLANS
Planning region of	Planning Act	1(o.1)	A planning region is defined as an area of land in respect of which a regional planning commission has jurisdiction.	
Power of, as a subdivision approving authority	Planning Act	87	A regional commission is the subdivision approving authority for those municipalities in a planning region where the council is not authorized by the Minister of Municipal Affairs to act as a subdivision approving authority.	SUBDIVISION APPROVING AUTHORITIES
Regulations regarding	Planning Act	21	The Lieutenant Governor in Council may make regulations specifying the name, describing the area and authorizing the acquisition of real property of regional planning commissions.	
Right to attend meetings by non-member municipalities at	Planning Act	24	The councils of municipalities that are not designated by the Minister of Municipal Affairs to appoint a member to a regional planning commission may attend the organizational and the annual general meeting of the commission. In addition, if the commission is dealing with an item directly affecting a council and that council is not designated by the Minister, a member from that council may attend and vote on that particular item.	
Role of, re: regional plans			See REGIONAL PLANS	

REGIONAL PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Adoption of	Planning Act	51	A regional planning commission may adopt a regional plan provided 30 days notice has been given to each local authority in the planning region and the plan is adopted by at least a 2/3 majority vote at the meeting.	HEARINGS
Amendments to	Planning Act	56	A local authority, as defined in this Act or a member of a regional planning commission may make application to amend the regional plan. The procedures for an amendment are similar to those adopting a regional plan in that notice must be given, a hearing held and a 2/3 majority vote passed before the plan is forwarded to the Alberta Planning Board for approval.	ALBERTA PLANNING BOARD HEARINGS
Appeal of decision of amendments to	Planning Act	57	Where a regional planning commission refuses to adopt an amendment to the regional plan the applicant or a local authority may appeal the decision to the Alberta Planning Board within 60 days of the commission's decision.	ALBERTA PLANNING BOARD LOCAL AUTHORITY
Content guidelines for	Revised Guidelines for Regional Plan Prep & Review		The revised guidelines, developed and adopted by the Alberta Planning Board, are intended to serve municipalities, regional planning commissions and provincial departments involved in the preparation of regional plan. The contents of the guidelines reflect background information, plan review and approval, plan approval criteria and guidelines for plan form and content. Furthermore the guidelines are designed to facilitate the preparation of regional plans and improve the level of coordination between municipal, regional and provincial interests.	
Contents of	Planning Act	47	A regional plan may contain both mandatory and discretionary aspects. It must provide for the present and future land use and development in the planning region, and may regulate and control the use and development of land in the planning region.	
Effect of	Planning Act	54, 55	Once the Minister of Municipal Affairs has ratified a regional plan or ministerial regional plan, no local authority may enact any by-law or take any action that is inconsistent with the regional plan. Every statutory plan, replotting scheme and land use by-law must conform to the regional plan.	DEVELOPMENT APPEAL BOARD LOCAL AUTHORITY

REGIONAL PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Ministerial	Planning Act	55	The Minister of Municipal Affairs may prepare, adopt and amend a ministerial regional plan for any area in Alberta not included in a planning region (i.e. under the jurisdiction of a regional planning commission). The ministerial regional plan must provide for present and future land use and development and may regulate the use and development of land. Once adopted, no local authority may take any action that is inconsistent with the ministerial regional plan and all statutory plans, replotting schemes and land use by-laws must conform to the ministerial regional plan.	SUBDIVISION APPROVING AUTHORITIES
Ratification of	Planning Act	52	Once a regional planning commission adopts a regional plan it must forward the plan to the Alberta Planning Board. The Board may return it to the commission for changes or forward the plan to the Minister of Municipal Affairs with or without comments. The Minister, in turn, may ratify the plan or send it back for changes. The plan comes into effect once it is ratified by the Minister.	ALBERTA PLANNING BOARD
Repeal of	Planning Act	60	The Minister of Municipal Affairs may repeal a regional plan on the recommendation of a regional planning commission provided the commission gave 30 days notice, pursuant to section 50(2) of this Act, and at least 2/3 of those members entitled to vote at the commission did so.	
Requirement for preparation of	Planning Act	46	Pursuant to this section of the Planning Act, a regional planning commission was required to prepare and adopt a regional plan for its area of jurisdiction prior to December 31, 1982.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Correction of plans subsequent to	Land Titles Act	91	Where there is an omission, error or other defect on a registered plan, the Registrar may apply to a judge who may order that the plan be corrected. Following the order by the judge, the Registrar shall make the necessary corrections and substitute the corrected version accordingly.	
Definition of	Land Titles Act	1(w)	Registration is defined as the bringing of land under the provisions of this Act, the entering on the certificate of title of a memorandum authorized by this Act of any document or the entering in the proper register of any instrument or caveat of which a memorandum is not required to be entered on a certificate of title.	CAVEATS CERTIFICATE OF TITLE INSTRUMENT
Of copies	Land Titles Act	60	The Registrar may register a certified copy of an instrument that has been registered in the Land Titles Office of another land registration district.	
Of historical resources	Historical Resources Act	15, 16, 21, 22, 25	See HISTORICAL RESOURCES -- Designation of	
Of instrument for conveyance of public utilities	Land Titles Act	72	See PUBLIC UTILITIES -- Registration of instrument for conveyance of	
Of instruments not requiring subdivision approval	Planning Act	86	While the Registrar shall, for the most part, not register an instrument unless it has been approved by a subdivision approving authority, there are some exceptions. The instruments that may be registered without subdivision approval include those parcels that would result in the creation of the following certificates of title: a) a quarter section; b) a settlement lot; c) a river lot; d) a part of a parcel described on the certificate of title if the boundaries of the part are described other than by reference to a legal subdivision; or e) a part of a parcel described on the certificate of title if the boundaries of the part are described by reference to a plan of subdivision. The Registrar may not accept instruments for registration without subdivision approval if the titles were registered prior to July 1, 1950 and if the parcel contains 2 or more lots one of which is less than 8 ha. (20 ac.) in size.	CAVEATS PARCEL

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Of land in national parks	Land Titles Act	33	The Registrar shall accept for registration any leases or other registerable instruments relating to the title of land situated in a national park.	
Of lands in restricted development areas	Department of the Environment Act	16	See RESTRICTED DEVELOPMENT AREAS -- Purpose and definition of	
Of pipeline instruments	Land Titles Act	72	If the registered owner of a parcel grants a pipeline company the right to cross his parcel, the instrument granting the right may be registered at Land Titles. Upon registration, the right to use the right of way in accordance with the grant is binding on all parties.	CERTIFICATE OF TITLE PUBLIC UTILITIES
Of replotting schemes	Planning Act	133	See REPLOTTING SCHEMES -- Registration of	
Of restrictive covenants	Land Titles Act	52	A restrictive covenant may be registered against any land specifying that the land or a portion thereof shall not be built or not used in a particular manner or any other thing that may legally be imposed on the land. The covenant runs with the land regardless of ownership unless otherwise directed by the court in case of an owner's challenge of the restrictive covenant.	
Of special planning areas	Planning Act	151	See SPECIAL PLANNING AREAS -- Registration of	
Of subdivision instruments	Planning Act	105	An applicant for subdivision approval must submit his plan of subdivision or other instrument for registration within one year following: the date of the subdivision approval; the date of the board order as a result of an appeal; or the date of a judgement to the Court of Appeal. Following endorsement by the subdivision approving authority, the plan of subdivision or other instrument must be registered at Land Titles within one year of the endorsement. The Alberta Planning Board may extend the one year time periods mentioned above.	PARCEL PLAN OF SUBDIVISION SALE OF PROPERTY/RESOURCES
Of undivided fractional interest in minerals	Land Titles Act	55	The Registrar may refuse to register any instrument transferring or otherwise disposing of a fractional interest in land containing mines and minerals and being less than an undivided 1/20 interest in the mines and/or minerals.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Purpose of Land Titles Act	Land Titles Act		The Land Titles Act, in general terms, outlines the manner in which lands or an interest therein, are registered at a Land Titles Office.	REGISTRATION DISTRICTS
Requirement for certificate of access to public roadway	Planning Act	86	Where the Registrar has accepted instruments not requiring subdivision approval, he shall ascertain whether the parcel to be created has direct access or a lawful means of access to a public roadway. This requires a certificate issued by a development officer to confirm the access where the lands are located in a city, town, new town, village or summer village. If the lands are in a county, municipal district, improvement district or special area, the certificate is required by the Minister of Transportation and Utilities.	CAVEATS SUBDIVISION
Statutory proceedings respecting	Land Titles Act	34	Where, by virtue of statutory proceedings, land becomes vested in another person, the Registrar shall make the necessary entries, cancellations or issues as if there were a transfer of land.	CERTIFICATE OF TITLE

REGISTRATION DISTRICTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Establishment of	Land Titles Act	3	The Lieutenant Governor in Council may by proclamation establish a new land registration district where circumstances warrant and adjust the boundaries of existing districts accordingly. Where such a district has been established all registrations may continue to be deposited at the "old" district until such time as an office has been prpvided in the new district.	REGISTRATION
Existing	Land Titles Act	2	There currently exits two registration districts in Alberta. The North Alberta Land Registration District, which office is located in Edmonton, comprises all of that portion of Alberta lying to the north of the 9th correction line (the boundary between the 34th and 35th township). The South Alberta Land Registration District, the office of which is located in Calgary, containe those lands south of the 9th correction line.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Concerning water	Water Resources Act	72	See LAKES AND RIVERS -- Regulations concerning	
Concerning water in provincial parks	Provincial Parks Act	11(a),13	See WATER -- Regulations in provincial parks	
For off-site and redevelopment levies	Planning Act	146	See LEVIES -- Regulations re: off-site and redevelopment levies	
For restricted development areas	Department of the Environment Act	16	See RESTRICTED DEVELOPMENT AREAS -- Purpose and definition of	
Land use	Planning Act	144	Any regulations made under this section with respect to land use apply only to those municipalities listed in the regulation or those municipalities which do not have a land use by-law in place. The Lieutenant Governor in Council has the same power afforded councils in matters of land use regulations and may make such regulations at his discretion.	LAND USE BY-LAWS
Regard for, in subdivision appeals	Planning Act	109	The Alberta Planning Board, in determining a subdivision appeal, shall conform to the uses of land specified in the land use by-law or land use regulations but is not bound by the provisions of the subdivision regulations.	ALBERTA PLANNING BOARD
Regarding exemptions from Act	Land Surface Conservation and Reclamation Act	38	The Lieutenant Governor in Council may make regulations to exempt from compliance with this Act any class of pipelines, wells, transmission lines or telecommunication lines.	
Subdivision	Planning Act	145	The Lieutenant Governor in Council may make regulations prohibiting, controlling and regulating the subdivision of land and any matter pertaining to the administration of subdivision applications.	ROADS SUBDIVISION
Subdivision, definition of	Planning Act	1(y)	Subdivision regulations mean those regulations passed pursuant to Section 145 of the Act by the Lieutenant Governor in Council.	SUBDIVISION

REPLOTTING SCHEMES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Adoption of	Planning Act	131	Prior to adopting a replotting scheme, the council of a municipality must hold a hearing to allow any registered owners to voice their opinions. Following the hearing, council must obtain consent in writing by at least 90% of the registered owners of the original lots before it adopts the scheme by resolution.	HEARINGS ROADS
Conformance of, with regional plan	Planning Act	54, 55	See REGIONAL PLANS -- Effect of	
Contents of	Planning Act	128	A replotting scheme authorized by the council of a municipality must contain: a plan showing all original lots complete with dimensions, a list of buildings and/or utilities to be moved or demolished, the names of the registered owners, a schedule of the new lot dimensions, the cost of the scheme and a proposed plan of subdivision to implement the scheme.	
Duties of council with respect to	Planning Act	126	Upon authorization of the preparation of a replotting scheme, the council of a municipality shall in the case of a valuation replot make appraisals, or in the case of a land replot calculate the proportion of land each owner is entitled to under the replotting scheme.	APPRAISALS
Endorsement of, on certificate of title	Planning Act	125	Having authorized the preparation of a replotting scheme, the council of a municipality shall file at Land Titles office a copy of the resolution, a list of all existing lots in the scheme and a statutory declaration that council has complied with section 124 of this Act. Upon receipt, the Registrar shall endorse on the certificate of title of each lot a notice of the resolution and shall notify the registered owners.	
Entitlement of registered owners in	Planning Act	129	Each registered owner is entitled, by virtue of the replotting scheme, his proportionate share of the new lots created. In the case of a valuation replot the share is based on market value of the land, while in the case of a land replot the share is based on an equivalent amount of land area.	APPRAISALS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Entitlement to compensation due to	Planning Act	136, 137	A registered owner of land in a replotting scheme is entitled to compensation provided he applies within 3 months of the date of registration of the subdivision plan to the Land Compensation Board. The Board in turn must set a time and place for a hearing. Pursuant to section 137, the Land Compensation Board must determine the amount of compensation each owner is entitled to according to the criteria set out in this section.	EXPROPRIATION LAND COMPENSATION BOARD
Notice of	Planning Act	124, 130, 132	If pursuant to section 124, the council of a municipality proposes the preparation of a replotting scheme, it must notify all the registered owners within the boundaries of the replotting scheme. The notice must contain the land proposed to be included, the nature of the boundary alterations, the location and relocation of any easements or rights of way and the time and place where council intends to hold a hearing. After the hearing, council may, by resolution, authorize the preparation of the replotting scheme. Section 130 requires the council to notify each registered owner upon completion of the replotting scheme. Following the completion of the replotting scheme, council must adopt the scheme. Pursuant to section 132, the registered owners affected are notified of the adoption.	BOUNDARIES HEARINGS
Registration of	Planning Act	133	Following the adoption of a replotting scheme, the council of a municipality must apply for subdivision of the lands in the replotting scheme and file with Land Titles a copy of the resolution adopting the scheme, a copy of the scheme and a plan of subdivision endorsed by the subdivision approving authority.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Minimum lot sizes for	Subdivision Regulation	14 - 19	Lot sizes for single family dwelling units are based on the level of servicing available on the lot in terms of water and sewer. If a lot is serviced by a communal water distribution system and a sewage collection system the minimum size is 225 sq. metres (2,500 square feet). If, however, a lot is serviced by a sewage collection system but not a water distribution system, the minimum size is 900 sq. metres (10,000 square feet) with a 30 m. (100 foot) minimum frontage. A lot not serviced by either a water or sewage system must have a minimum area of 1,800 sq. metres (20,000 square feet) with a 30 m. (100 foot) minimum frontage.	COUNTRY RESIDENTIAL FARMSTEAD
Number of units on a lot	Planning Act	78	With some exceptions as specified in this section, only one dwelling unit is permitted on a lot. The exceptions include residences for farm help, condominium units, duplexes, mobile homes, if contained in a mobile home park, and if the parcel size is greater than 32.4 ha. (80 acres). It should be noted that the exceptions are at the discretion of the development officer who in turn is governed by the land use by-law in effect for that municipality.	ALBERTA PLANNING BOARD SUBDIVISION
Subdivision restrictions for	Subdivision Regulation	12	A subdivision approving authority is prohibited from granting subdivision approval for residential purposes if that use is closer than 300 metres (1,000 ft.) from a landfill site or sewage lagoon.	

RESTRICTED DEVELOPMENT AREAS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Purpose and definition of	Department of the Environment Act	16	The Lieutenant Governor in Council may establish by regulation an area known as a restricted development area within which the use and development of land is regulated. The purpose of the restricted development area is many fold ranging from protection of the natural environment to separating uses of land that are incompatible. The Lieutenant Governor in Council may authorize the Minister of Environment to control, restrict or prohibit any kind of use, development or occupation of land in the restricted development area. Where lands fall within the restricted development area, the Registrar shall endorse a notice on each certificate of title outlining the nature of the regulations affecting the lands.	AGREEMENTS ENVIRONMENTAL ISSUES

RIGHT OF ENTRY

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
For compliance with the Planning Act	Planning Act	43	A person may enter land or a building only if authorized by the owner or by an order from the Court of Queen's Bench, and then only to ensure compliance with the Planning Act, the regulations or a land use by-law. An authorized person, as defined in this section, may only enter land or a building if the owner gives his consent or by order of the Court of Queen's Bench where the consent of the owner cannot be obtained.	
For public works, in a municipality	Municipal Government Act	173	The Ministers of Transportation and Utilities and of Public Works, Supplies and Services may at any time enter any municipality for the purpose of constructing, maintaining or repairing any public works under their control or authority.	PUBLIC UTILITIES
On land, for pipelines	Surface Rights Act	12	An operator may not enter on land for the purpose of constructing a pipeline or incidental works to the pipeline unless he has permission to do so from the landowner and land occupant. The exception is where the Energy Resources Conservation Board has, by order pursuant to this Act, given the operator permission to enter on land.	CROWN LANDS

ROAD ALLOWANCES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Between an Indian reserve and a municipality	Municipal Government Act	4(3)	Where a road allowance falls between an Indian reserve and a municipality, the road allowance is deemed to be in the municipality.	BOUNDARIES ROADS
Coal leases in	Mines and Minerals Act	82	The leasing of coal rights applies, as far as is practicable, to road allowances.	
Damage to, from mineral operation	Mines and Minerals Act	88	If as a result of a mineral operation the road allowance is damaged, the owner of the operation is responsible for repair and damage.	
Improvements near, on homestead sale land	Public Lands Act	103	See IMPROVEMENTS -- On homestead sale land	
Mineral rights within	Mines and Minerals Act	87	No lease shall be granted for the right to any minerals in a road allowance other than coal, petroleum, natural gas, oil sands or quarriable minerals unless the Lieutenant Governor in Council grants approval.	MINES AND MINERALS QUARRIES
Temporary use of	Highway Traffic Act	16(g)	See PERMITS -- For temporary use of road allowance	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of development permit	Planning Act	77	See DEVELOPMENT PERMITS -- Conditions of issuing	
As a condition of subdivision approval	Planning Act	92	See SUBDIVISION -- Approval, conditions of	
Closing of, permanent	Municipal Government Act	180	The council of a city may pass by-laws for the closing of all or part of a street, lane, highway, etc. The council of any other municipality may also pass by-laws with the approval of the Minister of Transportation and Utilities.	HIGHWAYS
Closing of, temporary	Municipal Government Act	180.1	The council of a municipality may, by resolution, order the temporary closure of any street, lane, highway, etc. in instances where a construction or maintenance project adjacent to the street may pose a traffic hazard.	HIGHWAYS
Construction and maintenance of	Municipal Government Act	177	The council of a municipality may, by by-law or resolution, acquire, construct, maintain and repair any highways, roads, streets, etc. including the structures above or below them.	BORROWING BY-LAWS COST SHARING AGREEMENTS
Construction near	Municipal Government Act	258	The council of a municipal district may prohibit, by by-law, the construction or placement of transmission poles, telegraph or telephone poles and wells, within 31 metres (100 ft.) of the centre line of a secondary road. Furthermore this section empowers council to prohibit the construction or placement of buildings and shelter belts, farm dugouts and sewage disposal fields within 40 metres (132 ft.) of the centre line of any public road, highway or street.	HIGHWAYS TRANSMISSION LINES
Crossing, by pipeline	Pipeline Act	40	No pipeline may be constructed over, on, across or under a road without the consent of the local authority nor may it be located within 30 metres (100 feet) of the road where it lies parallel to the road without the consent of the local authority. Bends in the pipeline may not be located within 8 metres (26 feet) of the road without the approval of the local authority.	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Definition of	Planning Act	1(p.1)	The Planning Act defines a public roadway in a city, town, new town, village or summer village as the right of way for a local road, service raod, street, avenue or lane. In a county, municipal district, improvement district and special area, a public roadway is defined as the right of way for a controlled street or rural road (as defined in the Public Highways Development Act), a service road or lane or a road, street or highway designated as a secondary road (except the "900" series).	HIGHWAYS IMPROVEMENT DISTRICTS
Exempted, from the Planning Act	Planning Act	3	See PLANNING ACT -- Exempted developments and subdivisions	
Forestry, on public land	Public Highways Development Act	15	See COST SHARING AGREEMENTS -- For forestry roads	FOREST RESERVES
In redevelopment areas	Planning Act	65, 67	See AREA REDEVELOPMENT PLANS -- Purpose, adoption and contents of	LEVIES
In replotting schemes	Planning Act	131	Other than in a city, where land forming any part of a public roadway is affected by a replotting scheme, the council of the municipality may not adopt the replotting scheme until the Minister of Transportation and Utilities gives his approval.	REPLOTTING SCHEMES
Land for, in subdivision application	Planning Act	95	See SUBDIVISION APPROVING AUTHORITIES -- Requirement by, for public roadways, utilities, etc.	
Lease or sale of, within a municipality	Municipal Government Act	182, 183	See LEASE -- Or sale of closed roads within a municipality	HIGHWAYS
Municipal by-laws respecting highways	Highway Traffic Act	16	See HIGHWAYS -- Municipal by-laws regarding	
Obstruction of, at intersections	Municipal Government Act	259	The council of a rural municipality may enter into an agreement with the owner of land adjacent to the intersection of a highway, road or street for the purpose of removing or reducing any structure or thing that may obstruct the vision of either pedestrians or vehicles. If such an agreement is not entered into, the municipality may take steps as outlined in this section, to remedy the situation.	BY-LAWS FENCES HIGHWAYS TREES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Obstruction of, at intersections	Municipal Government Act	186(d)	The council of a municipality may pass a by-law preventing the placement of fences on private property within 7.5 metres (25 ft.) of street intersections so as not to interfere with good visibility for traffic flow.	BY-LAWS FENCES
On reserve land	Planning Act	118	The council of a municipality may authorize the construction of a public roadway over reserve land if the interests of the public are not adversely affected.	
Private	Municipal Government Act	192	When petitioned by a person for the provision of a road through any land, the council of a municipality may require that person to deposit sufficient funds to cover the cost of providing such a road. The council may then, by by-law, authorize the acquisition of land for the provision of the road.	EXPROPRIATION
Provision of, as legal access to subdivision	Subdivision Regulation	10	See SUBDIVISION -- Legal access to	
Provisions for, in land use by-law	Planning Act	69(3)(h)	The council of a municipality may in its land use by-law make provision for the location and amount of access points to lots from a public roadway.	
Secondary, through Indian reserves	Public Highways Development Act	13	Where the Minister of Transportation and Utilities designates a road through an Indian reserve as a secondary road, he may enter into an agreement with a rural municipality whereby that municipality would be responsible for the control and management of the road with financial assistance from the Crown.	COST SHARING AGREEMENTS ROAD ALLOWANCES
Service, for industrial use	Subdivision Regulation	28	See INDUSTRIAL LAND USE -- Service roads for	
Snow fences abutting	Municipal Government Act	191	See FENCES -- Snow	
Subdivision regulations regarding	Planning Act	145	The Lieutenant Governor in Council may make regulations governing the location of public roadways in a subdivision including the maximum gradient and minimum width of the said roadways.	SUBDIVISION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Temporary, across private property	Municipal Government Act	185	The council of a municipality may, by by-law, authorize the opening and maintaining of a temporary road across private property, where in the opinion of council the condition of the public road in the area warrants it. The term of the temporary road may not exceed 2 years.	
Title to	Municipal Government Act	172	See HIGHWAYS -- Title to	

SALE OF PROPERTY/RESOURCES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Re: archaeological and palaeontological areas	Historical Resources Act	28	The property in all archaeological and palaeontological resources in Alberta are vested in the Crown and the sale of land belonging to the Crown does not carry with it the rights to the archaeological or palaeontological resources on or under the land.	
Re: closed roads	Municipal Government Act	182, 183	See LEASE -- Or sale of closed roads within a municipality	HIGHWAYS
Re: exhibition grounds	Municipal Government Act	127(2)	See EXHIBITION GROUNDS -- Disposal of	
Re: historic resource	Historical Resources Act	16(11)	Where the Minister responsible for this Act has designated property as a provincial historic resource, the owner of the property may not sell the property unless he serves at least 30 days notice on the Minister as to the proposed sale.	BUILDINGS HISTORICAL RESOURCES
Re: subdivision lots	Land Titles Act	89	No lots may be sold either by agreement for sale or otherwise according to any subdivision plan until the lots have been duly registered at a land titles office.	REGISTRATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Advertising, in public places	Municipal Government Act	166	The council of a municipality may pass by-laws regulating the placement of signboards including the requirement of a licence fee, a development permit and the authority to remove unauthorized signboards.	BILLBOARDS
At well and battery sites	Oil and Gas Conservation Act	10(f)	The Energy Resources Conservation Board may make regulations requiring the posting of signs at a well or battery site.	
Unauthorized, for traffic	Highway Traffic Act	138	No person is permitted to place a sign at or near a highway that resembles a highway traffic control device or that gives any indication as to what the highway may be used for or by whom it may be used.	

SOIL CONSERVATION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
On public land	Public Lands Act	51(1)(f)	This section prohibits any person from engaging in any activity on public lands that may result in soil erosion.	
Reclamation order regarding	Land Surface Conservation and Reclamation Act	42	The Land Conservation Reclamation Council may impose conditions, as part of a reclamation order, requiring the operator of the reclamation project to take measures to prevent any deterioration of the land surface including removal and conservation of any top soil.	
Soil erosion	Soil Conservation Act	4	The responsibility of preventing soil deterioration on lands by wind or water is placed on the person who owns, controls or occupies land.	
Tax for remedial work	Soil Conservation Act	10	The council of a municipality may recover costs as a tax on land where the owner does not respond to a notice issued by the municipality to take proper steps to prevent soil deterioration. As a result of the owner not responding to the notice, the municipality may do the work on his behalf.	APPEALS
Top soil removal	Soil Conservation Act	11	The council of a municipality may by by-law, or in the case of an improvement district or special area the Minister of Municipal Affairs may, by order, provide for a permit system to control or prohibit the removal of top soil.	

SOUR GAS FACILITIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Subdivision in proximity of	Subdivision Regulation	11.1 & Schedule 6	These sections prescribe minimum separation distances between sour gas facilities and existing or probable developments in matters of subdivisions. The Energy Resources Conservation Board, upon being sent a copy of a subdivision application in proximity to a sour gas facility, shall provide comments to the subdivision approving authority in regards to the application and its proximity to a level 1, level 2, level 3 or level 4 sour gas facility. The higher the level, the higher the concentration of hydrogen sulphide release rate will be in case of failure and subsequently the greater separation distance required. The subdivision approving authority is bound by the separation distances specified in schedule 6 subject to the variances outlined in section 11.1.	BUILDINGS ENERGY RESOURCES CONSERVATION BOARD OIL AND GAS OPERATIONS

SPECIAL PLANNING AREAS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Establishment of	Planning Act	150	The Lieutenant Governor in Council may, by regulation establish a special planning area. Where such an area is established the Lieutenant Governor in Council may by regulation among other things prohibit or regulate the use, development or occupation of land or buildings, regulate the demolition or removal of buildings, authorize the acquisition of land or confer any Minister of the Crown any power or duty under the regulations. The regulations operate notwithstanding any regional plan, ministerial regional plan, statutory plan or land use by-law.	CROWN LANDS DEBENTURES DEMOLITION EXPROPRIATION
Registration of	Planning Act	151	Where a special planning area has been established pursuant to section 150 of the Planning Act, the Alberta Planning Board shall file a notice to that effect with the Registrar of Land Titles who in turn will endorse each certificate of title in the area affected. Section 151 goes on further to outline the procedures in case of amendments to the special planning area.	

STATUTORY PLANS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Conformance of, with regional plan	Planning Act	54, 55	See REGIONAL PLANS -- Effect of	
Definition of	Planning Act	1(u.1)	A statutory plan is defined as a general municipal plan, an area structure plan (as per section 64 of this Act) or an area redevelopment plan.	AREA REDEVELOPMENT PLANS AREA STRUCTURE PLANS GENERAL MUNICIPAL PLANS
Preparation of			The plan is prepared by a municipality with the assistance of professional planners, and adopted by by-law. The professional planners can be drawn from the technical staff of the municipality, the relevant regional planning commission, the staff of Alberta Municipal Affairs, or hired privately.	

SUBDIVISION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Appeals	Planning Act	106 - 110	See ALBERTA PLANNING BOARD -- Role of, re: subdivision appeals	
Application, factors in	Subdivision Regulation	8	See SUBDIVISION APPROVING AUTHORITIES -- Factors in decision by, re: subdivision applications	
Approval, conditions of	Planning Act	92	See SUBDIVISION APPROVING AUTHORITIES -- Conditions of subdivision approval imposed by	
Compulsory	Planning Act	79, 80	Where a single lot contains 2 or more dwelling units, the council of a municipality may require the registered owner to apply for subdivision approval within the time specified in the notice. Pursuant to section 80 of this Act where the time period in the notice has expired, the council of the municipality may apply for subdivision approval, with or without the owner's consent. Any expenses incurred by a council in applying for subdivision approval may be placed on the tax roll against the subject property.	RESIDENTIAL LAND USE
Definition of	Planning Act	1(v)	A subdivision means the division of a parcel by an instrument.	INSTRUMENT PLAN OF SUBDIVISION
Exemptions of, from the Planning Act and regulations	Planning Act	3	See PLANNING ACT -- Exempted developments and subdivisions	
For country residential use	Subdivision Regulation	20 -22	See COUNTRY RESIDENTIAL -- Subdivision and development restrictions regarding	
In vicinity of highways	Subdivision Regulation	23 -26	See HIGHWAYS -- Subdivision in vicinity of	
In vicinity of sour gas facilities	Subdivision Regulation	11.1 & Schedule 6	See SOUR GAS FACILITIES -- Subdivision in proximity of	
Instruments not requiring subdivision approval	Planning Act	86	See REGISTRATION -- Of instruments not requiring subdivision approval	

SUBDIVISION

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Legal access to	Subdivision Regulation	10	Every lot in a proposed subdivision must have direct access to a public roadway or lawful means of access satisfactory to the subdivision approving authority.	REGISTRATION
Minimum residential lot sizes in	Subdivision Regulation	14 - 19	See RESIDENTIAL LAND USE -- Minimum lot size for	
Of farmstead	Subdivision Regulation	21(e)	See FARMSTEAD -- Subdivision of	
Of replotting schemes	Planning Act	133	See REPLOTTING SCHEMES -- Registration of	
Registration of	Planning Act	105	See REGISTRATION -- Of subdivision instruments	
Regulations	Planning Act	145	The Lieutenant Governor in Council may make regulations dealing with all aspects of subdivisions. Among others they include the controlling and regulating of subdivisions, the procedures for making subdivision applications, the fee structures, the location of major roadways and public utilities, reserve requirements and the size, shape and location of lots.	ROADS
Residential, restrictions for	Subdivision Regulation	12	See RESIDENTIAL LAND USE -- Subdivision restrictions for	
Under former Act	Planning Act	162	A subdivision granted under the former Act shall be deemed to have been granted under the existing legislation.	

SUBDIVISION APPROVING AUTHORITIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Appeal from decision of	Planning Act	106 - 110	See ALBERTA PLANNING BOARD -- Role of, re: subdivision appeals	
Cities of Calgary and Edmonton as	Planning Act	163	Unless the councils of the two cities otherwise direct, the municipal planning commissions of the Cities of Calgary and Edmonton are the subdivision approving authority within their respective boundaries.	MUNICIPAL PLANNING COMMISSIONS
Conditions of subdivision approval imposed by	Planning Act	92	A subdivision approving authority may, at the request of council, require that an applicant for a subdivision application enter into an agreement as a condition for approval to cover such items as: off-site or redevelopment levies; to construct, install or pay for the construction or installation of public roadways, pedestrian walkways, and public utilities to serve the subdivision; and off-street and other parking facilities.	CAVEATS LEVIES
Definition of	Planning Act	87	A subdivision approving authority is defined as a person or authority empowered to approve subdivisions. These persons or authorities include: the council of a municipality where the Minister of Municipal Affairs has so authorized; the regional planning commission where the councils is/are not authorized; or the Minister of Municipal Affairs or delegate where the councils are not authorized nor do the municipalities lie within a regional planning commission area.	MUNICIPAL PLANNING COMMISSIONS REGIONAL PLANNING COMMISSIONS
Delegation to municipal councils to act as	Planning Act	32	The Minister of Municipal Affairs may authorize the council of a municipality, with or without conditions, to act as subdivision approving authority. The council, in turn, may, by resolution delegate that responsibility to a municipal planning commission or joint municipal planning commission established by council(s).	MUNICIPAL PLANNING COMMISSIONS
Factors in decision by, re: subdivision applications	Subdivision Regulation	8	This section describes the various factors a subdivision approving authority must take into account in deciding whether or not the land that is the subject of the application is suitable for development. One of the factors includes the recognition of the land's potential for flooding, subsidence or erosion.	

SUBDIVISION APPROVING AUTHORITIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Failure or refusal to make decision by	Planning Act	107	Where a subdivision approving authority refuses or fails to make a decision on a subdivision application within the time period prescribed in the regulations, the applicant may enter into an agreement with the subdivision approving authority to extend the time period.	
Hearing unnecessary for	Planning Act	90	A subdivision approving authority is not required to hear any representations with respect to a subdivision application.	
Notice of decision by	Planning Act	93	A decision made on a subdivision application by a subdivision approving authority must be in writing and if such a decision is one of refusal, it must contain reasons for the refusal. Copies of the decision must be sent to the applicant, the council of the municipality and the school authority affected while notice of the decision must be advertised in the local newspaper within 14 days of the decision.	
Refusal of acceptance of application by	Planning Act	94	Where an application for subdivision has been refused by a subdivision approving authority, that authority has the right to refuse to accept another application on the same land for 6 months following the date of refusal.	
Requirement by, for public roadways, utilities, etc.	Planning Act	96	A subdivision approving authority may, as a condition of subdivision approval, require the owner to dedicate land for public roadways and/or public utilities provided the area of land required for those purposes does not exceed 30% of the parcel area less the land taken as environmental reserve.	ENVIRONMENTAL RESERVES
Review of subdivision application by	Planning Act	91	In dealing with an application for subdivision, a subdivision approving authority shall not approve the application unless the land is suitable for the intended purpose; the application conforms to a regional, ministerial regional plan, statutory plan and land use by-law; the subdivision complies with this Act; and the taxes owing on the land are paid.	AREA REDEVELOPMENT PLANS AREA STRUCTURE PLANS GENERAL MUNICIPAL PLANS LAND USE BY-LAWS REGIONAL PLANS

SUBDIVISION APPROVING AUTHORITIES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Role of, re: subdivision of farmstead	Subdivision Regulation	21(e)	See FARMSTEAD -- Subdivision of	
Role of, re: subdivision referrals	Subdivision Regulation	6(1)(g) 6 (h)	See BED AND SHORE -- Referral of subdivisions near CANALS -- Referral of subdivisions near DITCHES -- Referral of subdivisions near	

SWIMMING POOLS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Fencing of	Municipal Government Act	154	The council of a municipality may pass a by-law requiring all owners of outdoor swimming pools to erect fences and gates around the pools to a height and specification as the council may determine.	
Municipal by-laws regarding	Municipal Government Act	213(2)(a)	The council of a municipality may pass by-laws for the establishment and maintenance of swimming pools or the granting of aid to establish or maintain swimming pools.	EXHIBITION GROUNDS GOLF COURSE PARKS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of subdivision application	Planning Act	91	See SUBDIVISION APPROVING AUTHORITIES -- Review of subdivision application by	
On cancelled subdivisons	Planning Act	121	Where a plan of subdivision is cancelled in whole or in part, all outstanding taxes owing on separate lots or blocks will be assessed against the whole area under cancellation.	ASSESSMENT PLAN OF SUBDIVISION
On compulsory subdivision	Planning Act	50	See SUBDIVISION -- Compulsory	

TRANSMISSION LINES

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Approval for, from Alberta Government Telephones	Hydro and Electric Energy Act	36	The operator of a transmission line, prior to construction, must file plans with Albera Government Telephones showing the location of the wires and their height above the ground or depth below the ground.	HYDRO AND ELECTRIC POWER
Crossing of, over highways	Hydro and Electric Energy Act	31	The operator of a transmission line may cross public highways provided he obtains the approval of the highway authority responsible in that area.	ROADS
Crossing of, over irrigation canal	Hydro and Electric Energy Act	33	The operator of a transmission line may not cross irrigation canals without the consent of the owner, and if such consent cannot be obtained from the Energy Resources Conservation Board.	ENERGY RESOURCES CONSERVATION BOARD
Crossing of, over private property	Municipal Government Act	298	See PUBLIC UTILITIES -- Conveyance of, across property	
Crossing of, over water (excluding irrigation canals)	Hydro and Electric Energy Act	32	The operator of a transmission line may cross bodies of water including rivers, streams, lakes, etc. without having to acquire an interest in the land where the land is owned by the Crown. Where the transmission line crosses land comprising the bed and shore of the water body, owned by the Crown, approval must be obtained from the Ministers of Environment and Forestry, Lands and Wildlife.	CROWN LANDS
Permit or licence for	Hydro and Electric Energy Act	12, 14	Section 12 requires that prior to a transmission line, or part thereof, being constructed, a permit must be obtained from the Energy Resources Conservation board. Section 14 refers to the requirement of a licence issued by the Energy Resourceu Conservation Board for the operation of a transmission line.	ENERGY RESOURCES CONSERVATION BOARD HYDRO AND ELECTRIC POWER
Registration of instrument for conveyance of	Land Titles Act	72	See PUBLIC UTILITIES -- Registration of instrument for conveyance of	
Regulations regarding exemptions for	Land Surface Conservation and Reclamation Act	38	See REGULATIONS -- Regarding exemptions from Act	

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a local improvement	Municipal Taxation Act	149(1)(c)	The council of a municipality may undertake the cutting of grass and planting or trimming of trees as a local improvement.	LOCAL IMPROVEMENT TAX
Removal of, from private property	Municipal Government Act	160(1)	The council of a municipality may pass by-laws requiring the removal of trees from private property where they constitute a conflict with lines, poles, pipes and sewers or any other public works.	
Restrictions on planting	Municipal Government Act	186	The council of a municipality may pass by-laws regulating the planting of trees and hedges on private property within 7.5 metres (25 ft.) of street intersections or lesser distances as may be specified in the by-law.	BY-LAWS HIGHWAYS ROADS

VETERAN LANDS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Agreement with Government of Canada for	Public Lands Act	7	The Lieutenant Governor in Council may authorize the Minister of Forestry, Lands and Wildlife to enter into an agreement with the Government of Canada pertaining to the settlement and rehabilitation of veterans on public land.	PUBLIC LANDS
Municipal acquisition for	Municipal Government Act	254	The council of a municipality may, by by-law or resolution, acquire property by purchase, gift or expropriation for the establishment of veterans on land.	

WALKWAYS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a condition of development permit	Planning Act	77	See DEVELOPMENT PERMITS -- Conditions of issuing	
As a condition of subdivision approval	Planning Act	92	See SUBDIVISION -- Approval, conditions of	
As a local improvement	Municipal Taxation Act	149(1)(l)	The council of a municipality may authorize the construction of sidewalks as a local improvement.	LOCAL IMPROVEMENT TAX

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
As a regulated surface operation	Land Surface Conservation and Reclamation Act	23(1)(j)	The Lieutenant Governor in Council may declare any operation a regulated surface operation if the nature of the operation is, among others, for the construction of impounding, conveying or diverting water.	
Conservation of	Agricultural Service Board Act	11(1)(a)	The Minister of Agriculture may enter into agreements with one or more councils for the purposes of enacting schemes to conserve water.	ENVIRONMENTAL ISSUES
Contamination of	Clean Water Act	17	The depositing of water contaminants into a watercourse, surface water, underground fresh water or any other source of water so as to be harmful to human life or the environment generally is prohibited.	CONTROL ORDERS ENVIRONMENT COUNCIL OF ALBERTA ENVIRONMENTAL ISSUES INTENSIVE LIVESTOCK OPERATIONS
Crown grant to	Water Resources Act	6	Except for a valid agreement existing on April 1, 1931 no grant shall be made by the Crown which would give the grantee exclusive right or privilege with respect to any water.	AGREEMENTS LAKES AND RIVERS
Damage to watershed	Public Lands Act	51(1)(d)	Any actions taken by persons that may result in harmful effects on watershed capacity on public lands is prohibited.	BED AND SHORE ENVIRONMENTAL ISSUES LAKES AND RIVERS
Definition of a watercourse	Clean Water Act	1(n)	See LAKES AND RIVERS -- Definition of a watercourse	
Facilities, off-site levies for	Planning Act	76	See LEVIES -- Off-site	
For irrigation purposes	Municipal Government Act	252	See IRRIGATION -- Water for	
Municipal distribution and use of	Municipal Government Act	305	The council of a municipality must regulate the distribution and use of water for all purposes where it is required, including the placement of hydrants.	
Powers of the Minister of Environment regarding	Water Resources Act	73	This section outlines the power of the Minister responsible for this Act respecting any measures dealing with water, its use and its application.	AGREEMENTS

Sub-Heading	Act or Authority	Reference Section	Description	See Also:
Reclamation of mine site development	Coal Conservation Act	9(1)(r)	The Lieutenant Governor in Council may pass regulations respecting the manner in which bodies of water disturbed by mine site development or coal processing, are reclaimed.	COAL DEVELOPMENT MINES AND MINERALS
Regulations concerning	Water Resources Act	72	The Lieutenant Governor in Council may pass regulations dealing with all facets of water in the province of Alberta. These include but are not limited to the diversion of water, usage of water, licensing of water users, storage of water, transport on water and land use in the vicinity of water.	
Regulations in provincial parks	Provincial Parks Act	11(a), 13	The Minister of Recreation and Parks may make regulations governing the establishment of reservoirs and the use of water in them. Furthermore, pursuant to section 13, the Minister may zone a portion of the park, including water bodies, so as to regulate and confine the uses that may take place.	PROVINCIAL PARKS
Title to, and right to use of	Water Resources Act	2	The ownership and the right to the diversion and use of water in the province is vested in the Crown. This does not prevent the usage of that water by landowners for domestic purposes.	BED ANE SHORE
Waste treatment facility, definition of	Clean Water Act	1(1)	A waste water treatment facility is any system or process used to treat water by biological, chemical, electrical or mechanical means.	PUBLIC HEALTH
Waste treatment facility, permit for	Clean Water Act	3	The operator of a waste water treatment facility must obtain a permit from the Director of Standards and Approvals, Alberta Environment, prior to the construction of the facility. The terms and conditions of the permit are at the discretion of the Director.	

APPENDICES

APPENDIX 1

List of Principal Acts or Authority Affecting Planning in Alberta

A Coal Development Policy for Alberta
A Policy for Resource Mgmt. of the Eastern Slopes
Agricultural Development Act
Agricultural Service Board Act
Airport Vicinity Protection Area Regulations
Alberta Mortgage and Housing Corporation Act
Cemeteries Act
Clean Air Act
Clean Water Act
Coal Conservation Act
Condominium Property Act
County Act
Department of Transportation and Utilities Act
Department of the Environment Act
Drainage Districts Act
Energy Resources Conservation Act
Expropriation Act
Fire Prevention Act
Forest Reserves Act
Forest and Prairie Protection Act
Forests Act
Hazardous Chemicals Act
Highway Traffic Act
Historical Resources Act
Hydro and Electric Energy Act
Improvement Districts Act
Irrigation Act
Land Surface Conservation and Reclamation Act
Land Titles Act
Local Authorities Board Act
Mines and Minerals Act
Municipal Government Act
Municipal Taxation Act
New Towns Act
Oil and Gas Conservation Act
Pipeline Act
Planning Act
Provincial Parks Act
Public Health Act
Public Highways Development Act
Public Lands Act
Quarries Regulation Act
Senior Citizens Housing Act
Soil Conservation Act
Subdivision Regulation
Surface Rights Act
Uniform Building Standards Act
Water Resources Act

APPENDIX 2

Government Departments, Agencies and Boards
Concerned With Planning in Alberta

Executive Council

Northern Alberta Development Council
- Northern Development Branch

Department of Agriculture

Resource Planning Division
- Land Use Branch

Surface Rights Board

Department of Community and Occupational Health

Environmental Health

Department of Culture

Historic Resources Division
- Archaeological Survey of Alberta
- Historic Sites Service

Department of Economic Development and Trade

Small Business Division
- Regional Business Development Branch

Department of Energy

Mineral Resources Division
- Mineral Resources Planning Section

Energy Resources Conservation Board

Department of the Environment

Design and Construction Division
Planning Division
Technical Services Division
Water Resources Administration Division
Environmental Assessment Division
    - Environmental Impact Assessment Review Branch
    - Land Use Branch
Land Reclamation Division
Earth Sciences Division
Standards and Approvals Division
Pollution control Division
    - Municipal Engineering Branch
Environment Council of Alberta
Natural Resources Coordinating Coucil
Land Conservation and Reclamation Council

Department of Forestry, Lands and Wildlife

Resource Evaluation and Planning Branch
    - Resource Planning Branch
Public Lands Division
    - Land Management and Development Branch
Alberta Forest Service
    - Forest Land Use Branch
Fish and Wildlife Division
    - Habitat Branch

Department of Municipal Affairs

Planning Services Division
    - Planning Branch
    - Research and Development Branch
Housing Division
    - Planning Secretariat
    - Rural Housing Branch
    - Alberta Mortgage and Housing Corporation
Alberta Planning Board
Local Authorities Board
Special Areas Board

Department of Recreation and Parks

Design and Implementation Division
- Program Development Branch
- Project Management Branch

Recreation Development Division
- Provincial Recreation and Sport Services Branch
- Community Recreation Branch

Planning Secretariat

Department of Tourism

Tourism Division
- Development Branch

Department of Transportation and Utilities

Urban Transportation Planning Division
- Urban Transportation Branch
- Corporate Planning Services Branch

APPENDIX 3

Subdivision Approving Authorities

** REGIONAL PLANNING COMMISSIONS

Battle River Regional Planning Commission
5014 - 48 Avenue
Wetaskiwin, Alberta
T9A 0M9
Phone: 424-6310

Calgary Regional Planning Commission
4303 - 11 Street S.E.
Calgary, Alberta
T2G 4X1
Phone: 287-2472

Edmonton Metropolitan Regional Planning Commission
#602, 10025 - 106 Street
Edmonton, Alberta
T5J 1G4
Phone: 423-5701

Mackenzie Regional Planning Commission
P.O. Box 450
Berwyn, Alberta
T0H 0E0
Phone: 338-3862

Oldman River Regional Planning commission
905 - 4th Avenue South
Lethbridge, Alberta
T1J 0P4
Phone: 329-1344

Palliser Regional Planning Commission
Drawer 1900
Hanna, Alberta
T0J 1P0
Phone: 854-3371

Red Deer Regional Planning Commission
2830 Bremner Avenue
Red Deer, Alberta
T4R 1M9
Phone: 343-3394

Southeast Alberta Regional Planning Commission
3rd Floor Chinook Place
623 - 4th Street S.E.
Medicine Hat, Alberta
T1A 0L1
Phone: 527-3326

South Peace Regional Planning Commission
#202, Richmond Square
9804 - 100 Avenue
Grande Prairie, Alberta
T8V 0T8
Phone: 532-0988

Yellowhead Regional Planning Commission
Box 249
Onoway, Alberta
T0E 1V0
Phone: 967-2249

** CITIES

Airdrie
Planning and Building Inspection
P.O. Box 689
Airdrie, Alberta
T0M 0B0
Phone: 948-5907

Calgary
Planning and Building Department
P.O. Box 2100, Station M
Calgary, Alberta
T2P 2M5
Phone: 268-5311

Camrose
Planning Department
5204 - 50 Avenue
Camrose, Alberta
T4V 0S8
Phone: 672-4428

Edmonton
Planning and Building Department
2nd Floor, 10310 - 102 Avenue
Edmonton, Alberta
T5J 2X6
Phone: 428-3119

Fort McMurray
Planning Department
4th Floor, 9909 - Franklin Avenue
Fort McMurray, Alberta
T9H 2K4
Phone: 743-7880

Fort Saskatchewan
Planning and Development Department
10005 - 102 Street
Fort Saskatchewan, Alberta
T8L 2C5
Phone: 998-2266

Leduc
Planning Department
4515 - 51 Avenue
Leduc, Alberta
T9E 2Y7
Phone: 986-2261

Lethbridge
Planning and Development Department
910 - 4th Avenue South
Lethbridge, Alberta
T1J 0P6
Phone: 320-3920

St. Albert
Planning Department
5 St. Anne Street
St. Albert, Alberta
T8N 3Z9
Phone: 459-1642

** COUNTIES

Grande Prairie
Planning Department
8611 - 108 Street
Grande Prairie, Alberta
T8V 4C5
Phone: 532-9722

Parkland
Planning Department
Bag 250
Stony Plain, Alberta
T0E 0G0
Phone: 963-2231

Strathcona
Planning Department
2001 Sherwood Drive
Sherwood Park, Alberta
T8A 3W7
Phone: 464-8124

** MUNICIPAL DISTRICTS

Rocky View
Planning Department
P.O. Box 3009, Station B
Calgary, Alberta
T2M 4L6
Phone: 230-1401

APPENDIX 4

Associations and Organizations Interested in Planning in Alberta

Alberta Association of Architects
10515 - Saskatchewan Drive
Edmonton, Alberta
Phone: 432-0224

Alberta Association Canadian Institute of Planners
P.O. Box 396
Edmonton, Alberta
No Phone

Alberta Association of Improvement Districts
27 Lafonde Crescent
St. Albert, Alberta
Phone: 459-3828

Alberta Association of Municipal Districts and Counties
4304 - 101 Street
Edmonton, Alberta
Phone: 436-9375

Alberta Association of Summer Villages
138 Grandin Road
St. Albert, Alberta
Phone: 459-7937

Alberta Construction Association
10569 - 109 Street
Edmonton, Alberta
Phone: 420-0055

Alberta Development Officers Association
c/o Carl Sorenson
City of Edmonton Planning and Building Department
2nd Floor Boardwalk Building
10310 - 102 Avenue
Edmonton, Alberta
Phone: 428-2661

Alberta Historical Resources Foundation
102 - 8th Avenue S.E.
Calgary, Alberta
Phone: 297-7320

Alberta Home Builders Association
#205 10544 - 114 Street
Edmonton, Alberta
Phone: 424-5890

Alberta Land Surveyors Association
#114 14315 - 118 Avenue
Edmonton, Alberta
Phone: 452-7662

Alberta Municipal Financing Corporation
8th Floor 9811 - 109 Street
Edmonton, Alberta
Phone: 427-9711

Alberta School Trustees Association
12310 - 105 Avenue
Edmonton, Alberta
Phone: 482-7311

Alberta Urban Municipalities Association
8712 - 105 Street
Edmonton, Alberta
Phone: 433-4431

Association of Professional Engineers,
Geologists and Geophysicists of Alberta
15th Floor 10060 - Jasper Avenue
Edmonton, Alberta
Phone: 426-3990

Community Planning Association of
Alberta
#108 2003 McKnight Blvd. N.E.
Calgary, Alberta
Phone: 291-3505

Environmental Resource Centre
10511 - Saskatchewan Drive
Edmonton, Alberta
Phone: 433- 8711

Old Strathcona Foundation Association
8331 - 104 Street
Edmonton, Alberta
Phone: 433-5866

Urban Development Institute
4999 - 98 Avenue
Edmonton, Alberta
Phone: 465-0277

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